

# APPROVED

OCT 06 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-259

DATE October 06, 2022

C.D. 11

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BILL ROSENDAHL DEL REY PARK – OUTDOOR PARK IMPROVEMENTS (PRJ21649) 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) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], 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 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED] AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15301(a), 15302, 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

|            |       |                            |                 |
|------------|-------|----------------------------|-----------------|
| AP Diaz    | _____ | M. Rudnick                 | _____           |
| H. Fujita  | _____ | <i>fu</i> C. Santo Domingo | <i>DF</i> _____ |
| B. Jackson | _____ | N. Williams                | _____           |

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

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

If Approved: Board President *Sylvia Pagan* Board Secretary *Sakiko Sarden*

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Bill Rosendahl Del Rey Park – Outdoor Park Improvements (PRJ21649) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers a maximum of Seven Hundred Forty-Two Thousand, Nine Hundred Seventy Eight Dollars and One Cent (\$742,978.01) in Park Fees for Project;

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees             | 302/89/89718H               | QP000818              |

BOARD REPORT

PG. 2 NO. 22-259

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees             | 302/89/89718H               | QP001779              |
| Park Fees             | 302/89/89718H               | QP002239              |
| Park Fees             | 302/89/89718H               | QP002776              |
| Park Fees             | 302/89/89718H               | QP002563              |
| Park Fees             | 302/89/89718H               | QP002681              |
| Park Fees             | 302/89/89718H               | QP002396              |
| Park Fees             | 302/89/89718H               | QP002366              |
| Park Fees             | 302/89/89718H               | QP002850              |
| Park Fees             | 302/89/89718H               | QP002438              |
| Park Fees             | 302/89/89718H               | QP002837              |
| Park Fees             | 302/89/89716H               | QT072298              |
| Park Fees             | 302/89/89716H               | QT073387              |
| Park Fees             | 302/89/89718H               | QP002185              |
| Park Fees             | 302/89/89718H               | QP002836              |
| Park Fees             | 302/89/89718H               | QP002745              |
| Park Fees             | 302/89/89718H               | QP002856              |
| Park Fees             | 302/89/89718H               | QP002912              |

3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such 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) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], 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 4(12) [Minor trenching and backfilling where the surface is restored] and Class 11(6) [Construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities] of City CEQA Guidelines and Article 19, Section 15301(a), 15302, 15304(f) and 15311 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

## BOARD REPORT

PG. 3 NO. 22-259

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 Notice of Exemption (NOE); and
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Bill Rosendahl Del Rey Park is located at 4601 Alla Road in the West Los Angeles community of the City. This park is approximately 4.80 acres which provides tennis courts, basketball courts, children's play area, dog park, a restroom building and picnic area. Approximately 3,504 residents live within a one-half (½) mile walking distance of Bill Rosendahl Del Rey Park. Due to the facilities, features, programs, and services it provides, Bill Rosendahl Del Rey Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan

### PROJECT SCOPE

The scope of work of the Project includes the following:

- Installation of shade over play area and in dog park.
- Improvements to turf in dog park areas.
- Installation of new storage/maintenance shed.
- Replacement of tennis court windscreen.
- Improvements to fencing.
- Installation of picnic areas with shade.
- Irrigation upgrades and improvements to site drainage.
- Replacement of the pour-in-place surfacing around the children's play area.

The Office of Council District 11 is supportive of the proposed Project.

### PROJECT FUNDING

Upon approval of this Report, Seven Hundred Forty- Two Thousand, Nine Hundred Seventy Eight Dollars and One Cent (\$742,978.01) in Park Fees can be committed to the proposed Project, which will be the total budget for this Project, inclusive of the budget contingency amounts recommended for authorization above.

BOARD REPORT

PG. 4 NO. 22-259

See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

| <b>On-Call Contract</b>    | <b>Contingency Amount</b> |
|----------------------------|---------------------------|
| Park Facility Construction | \$81,000.00               |
| Playground Construction    | \$22,000.00               |

The Park Fees were collected within five (5) miles of Bill Rosendahl Del Rey Park, which is the standard distance for the commitment of Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

| <b>Source</b> | <b>Fund/Dept/Acct</b> | <b>Amount</b> | <b>Percentage</b> |
|---------------|-----------------------|---------------|-------------------|
| Park Fees     | 302/89/89718H         | \$ 607,246.56 | 82%               |
| Park Fees     | 302/89/89716H         | \$135,731.45  | 18%               |
| <b>Total</b>  |                       | \$742,978.01  | 100%              |

PROJECT CONSTRUCTION

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

TREES AND SHADE

It is not anticipated that the proposed Project will impact the existing trees at Bill Rosendahl Del Rey Park. The proposed Project plans to add shade to the play area, dog park and future picnic areas.

ENVIRONMENTAL IMPACT

The proposed Project consists for the following:

- exterior alterations involving minor construction where there be negligible or no expansion of use;
- 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;
- minor trenching and backfilling where the surface is restored;
- placement of minor structures accessory to (appurtenant to) existing institutional facilities.

## BOARD REPORT

PG. 5 NO. 22-259

According to the parcel profile report retrieved September 19, 2022, this area resides in a liquefaction zone, but the construction of this Project will not create conditions that could lead to liquefaction. The site is also in the coastal and methane zone. The project, however consists of maintenance of outdoor structures and the construction of a small shed. The project will be constructed according to City of Los Angeles building code and will not affect coastal resources or expose the public or park staff to increased methane seepage. Therefore, there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of September 19, 2022, 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 (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, staff recommends that the Board 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 2, Class 4(12) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(a), 15302, 15304(f) and 15311 of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

### 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 or funding sources other than RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All Parks are Safe and Welcoming

**Result:** The installation of these improvements will enhance the park users' experience.

This report was prepared by Meghan Luera, Senior Management Analyst I, Planning, Maintenance and Construction Branch.