

# APPROVED

JAN 20 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-008

DATE January 20, 2022

C.D. 2

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH WEDDINGTON PARK – RESTROOM REPLACEMENT (PRJ21597) 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(3) [MINOR ALTERATION OF EXISTING PEDESTRIAN TRAILS AND PARKING LOTS], CLASS 1(12) [OUTDOOR LIGHTING FOR SECURITY AND OPERATIONS], CLASS 2 [REPLACEMENT OF STRUCTURES LOCATED ON THE SAME SITE WITH SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY OF THE STRUCTURE REPLACED], CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT FOR SAFETY], CLASS 4(3) [NEW GARDENING OR LANDSCAPING] AND CLASS 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301, 15302, 15303, AND 15304(b) AND 15304(f) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnic	_____
H. Fujita	_____	<i>fu</i> C. Santo Domingo	<u>DF</u>
J. Kim	_____	N. Williams	_____

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

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work for the South Weddington Park – Restroom Replacement (PRJ21597) 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 Eight Hundred Thousand Dollars (\$800,000.00) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000687
Park Fees	302/89/89718H	QP000416
Park Fees	302/89/89718H	QP000615
Park Fees	302/89/89718H	QP000558
Park Fees	302/89/89718H	QP000921

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT074064
Park Fees	302/89/89716H	QT074802
Park Fees	302/89/89716H	QT074834
Park Fees	302/89/89718H	QP000958
Park Fees	302/89/89718H	QP001323
Park Fees	302/89/89718H	QP001433
Park Fees	302/89/89718H	QP001576
Park Fees	302/89/89718H	QP001027
Park Fees	302/89/89718H	QP001442
Park Fees	302/89/89718H	QP001404
Park Fees	302/89/89718H	QP001441
Park Fees	302/89/89716H	QM182259
Park Fees	302/89/89718H	QP001813
Park Fees	302/89/89718H	QP002226

3. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3) [Minor alteration of existing pedestrian trails and parking lots], Class 1(12) [Outdoor lighting for security and operations], Class 2 [Replacement of structures located on the same site with substantially the same purpose and capacity of the structure replaced], Class 3(4) [Installation of new equipment for safety], Class 4(3) [New gardening or landscaping] and 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 direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval;
4. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
5. 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;
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.

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SUMMARY

South Weddington Park is located at 10800 West Valleyheart Drive in the Studio City community of the City. This 14.48-acre park provides a baseball field, restroom and walking paths. Approximately 838 city residents live within a half-mile radius of the park. Due to the facilities, features, programs, and services it provides, South Weddington Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of the proposed Project includes the following:

- Demolition of the existing restroom building.
- Installation of a new, fully automated restroom building.
- Landscaping and irrigation system upgrades.
- Improvements to the parking lot near the restroom building.
- Lighting and security camera upgrades.

PROJECT FUNDING

Upon approval of this Report, Eight Hundred Thousand Dollars (\$800,000.00) in Park Fees can be committed to the proposed Project.

The anticipated pre-qualified on-call contracts will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be One Hundred and Sixty Thousand Dollars (\$160,000.00).

These Park Fees were collected within five (5) miles of South Weddington 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	\$609,887.25	76%
Park Fees	302/89/89716H	\$190,112.75	24%
<b>Total</b>		<b>\$800,000.00</b>	<b>100%</b>

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Winter 2022.

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### TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at South Weddington Park.

### ENVIRONMENTAL IMPACT

The proposed Project consists of minor alterations to existing parking lots, outdoor lighting for security and operations, replacement of structures located on the same site with substantially the same purpose and capacity of the structure replaced, installation of new equipment for safety, new gardening or landscaping and minor trenching and backfilling where the surface is restored.

According to the parcel profile report retrieved January 6, 2022, this area resides in a liquefaction zone. Onsite activity will not create conditions that could cause liquefaction, and, as such, this not an unusual circumstance.

This site is not within a coastal, methane, historic, or hazardous waste or borderline zone so there is no reasonable possibility that the project will 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 January 6, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) has 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 is located within the vicinity of the project or within 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 a historical resource.

Based on this information, staff recommends that the Board determines that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), Class 1(12), Class 2, Class 3(4), Class 4(3) and Class 4(12) of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15303, 15304(b) and 15304(f) of California CEQA Guidelines. Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

### FISCAL IMPACT

The approval of this commitment of Park Fees for this Project will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Park Fees or funding sources other than RAP's General fund. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

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STRATEGIC PLAN INITIATIVES AND GOALS

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

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

**Outcome No. 2:** All parks are safe and welcoming

**Result:** The replacement of the restroom at South Weddington Park will enhance the park user's experience.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Construction and Maintenance Branch.