

# APPROVED

Dec 19 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 24-262

DATE December 19, 2024

C.D. 1

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ERNEST E. DEBS REGIONAL PARK – RESTROOM REPLACEMENT (PRJ21571) (PRJ21817) PROJECT – COMMITMENT OF PARK FEES – EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 5, SECTION 15061(b)(3) [WHERE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY THAT THE ACTIVITY IN QUESTION MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, THE ACTIVITY IS NOT SUBJECT TO CEQA] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE II, SECTION 2(i), OF CITY CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	* C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____

General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers listed below, a maximum of \$1,009,810.00 in Park Fees for the proposed Ernest E. Debs Regional Park – Restroom Replacement (PRJ21571) (PRJ21817) Project (Project);

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002928
Park Fees	302/89/89718H	QP003692
Park Fees	302/89/89718H	QP003385
Park Fees	302/89/89718H	QP003307

2. Determine that the proposed commitment of Park Fees to the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061(b)(3) [Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA] of California CEQA Guidelines and Article II, Section 2(i) 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;

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3. 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 an NOE; and,
4. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Ernest E. Debs Regional Park is located at 4235 Monterey Road in the Montecito Heights community of the City. Ernest E. Debs Regional Park is a 318.62-acre facility that provides hiking trails, ball diamonds, picnic areas, children's play area, and a pond. Due to the facilities, features, programs, and services it provides, Ernest E. Debs Regional Park meets the standards for a Regional Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

Previously, the Board of Recreation and Parks Commissioners approved the following scope of work for the Project, as further described in Report Nos. 24-139 and 24-185:

- Installation of a pre-fabricated restroom building within the picnic area.
- Installation of a new linear concrete walkway to provide Americans with Disabilities Act accessible path of travel from accessible parking to restroom structure.
- Demolition of two existing standalone restrooms in the picnic area.

### PROJECT FUNDING

The 2021-22 Adopted Budget included \$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. The proposed Project is one of the park projects that RAP has identified for the use of these funds.

Previously, the Project had \$1,545,000 in Deferred Maintenance Funds. However, due to limited available funds, the amount of Deferred Maintenance Funds has been reduced to \$972,885.22.

Upon approval of this Report, \$1,009,810.00 in Park Fees can be committed to the proposed Project. The total amount of funding available for the Project is \$1,982,695.22, which is the total budget for the Project inclusive of the budget contingency set forth below.

These Park Fees were collected within ten miles of Ernest E. Debs Regional Park, which is the standard distance for the commitment of Park Fees for Regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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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	\$309,000.00

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Deferred Maintenance	302/89/89727H-ER	\$972,885.22	49%
Park Fees	302/89/89718H	\$1,009,810.00	51%
<b>Total</b>		\$1,982,695.22	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project.

See below the anticipated Project schedule:

<b>Phase</b>	<b>Duration</b>
Design	April 2024 – June 2024
Bid and Award	November 2024 – December 2024
Construction	January 2025 – May 2025
Post Construction	June 2025 – November 2025

TREES AND SHADE

The proposed Project will not have any impact on the existing shade and trees at Ernest E. Debs Regional Park.

ENVIRONMENTAL IMPACT

The proposed action consists of adding funds and changing funding sources without any change to the project for a project that was approved by the Board of Recreation and Parks Commissioners (Board) and determined to be exempt from the California Environmental Quality Act (CEQA).

Staff found that there is no possibility that the activity in question may have a significant effect on the environment that has not been previously evaluated, and therefore recommends that the Board determine that it is categorically exempt from the provisions of CEQA pursuant to Article 5, Section 15061(b)(3) of California CEQA Guidelines as well as Article II, Section 2(i) 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.

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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 and Deferred Maintenance, 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

This Report was prepared by David Lee, Management Assistant, Planning, Maintenance, and Construction Branch.