

APPROVED

Oct 03 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-204

DATE October 03, 2024

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PALISADES RECREATION CENTER – RESTROOM RENOVATION (PRJ21371) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES] AND SECTION 15301(c) [MINOR ALTERATIONS TO EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION III, CLASS 1(1), AND CLASS 1(3) 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Withdrawn _____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 scope of work and the total budget of the Palisades Recreation Center – Restroom Renovation (PRJ21371) 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 listed in Attachment 1, a maximum of \$883,187.23 in Park Fees for the proposed Project;
3. Approve the Project to be bid and constructed through RAP’s 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 19, Section 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances] and Section 15301(c) [Minor alterations to existing highways and streets,

BOARD REPORT

PG. 2 NO. 24-204

sidewalks, gutters, bicycle and pedestrian trails, and similar facilities] of California CEQA Guidelines and Article III, Section 1, Class 1(1) and Class 1(3) of City CEQA Guidelines, as well as to direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;

- 6. Authorize RAP’s Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
- 7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Palisades Recreation Center is located at 851 Alma Real Drive in the Pacific Palisades community of the City. This 17.14-acre facility provides two recreation centers, tennis courts, basketball court, a children’s play areas, and multipurpose fields for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, Palisades Recreation Center meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

PROJECT SCOPE

The scope of work of the proposed Project includes the following:

- Demolish the existing restrooms.
- Reconfigure the interior spaces to accommodate new stalls and all gender accessible restrooms.
- Install new plumbing chase, all new plumbing fixtures and lines along with new sewer piping.
- Install new tile and paint throughout.
- Install new restroom accessories.
- Install new electrical and lighting.
- Perform accessible parking improvements.

PROJECT FUNDING

Upon approval of this Report, \$883,187.23 in Park Fees can be committed to the proposed Project, which is the total budget including budget contingency. See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

On-Call Contract	Contingency Amount
Park Facility Construction	\$214,044.00

The Park Fees were collected within five miles of Palisades Recreation Center, 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.

BOARD REPORT

PG. 3 NO. 24-204

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$493,664.36	59%
Park Fees	302/89/89718H	\$389,522.87	41%
Total		\$833,187.23	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Project. See below the anticipated Project schedule:

Phase	Duration
Predesign	October 2025 – November 2025
Design	December 2025 – February 2026
Bid and Award	March 2026 – August 2026
Construction	August 2026 – March 2027
Post Construction	April 2027 – November 2027

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Palisades Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of: (i) performing minor interior alterations to existing facilities including those involving interior partitions, plumbing, and electrical conveyances; and (ii) performing accessible parking improvements that qualify as minor alterations to existing parking facilities.

According to the parcel profile report retrieved on August 26, 2024, the construction of this Project is in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is partially within a coastal zone, but the Project areas are not. Additionally, it is not in a methane zone, so there is no reasonable possibility that the proposed Project may impact 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 August 26, 2024, the State Department of Toxic Substances Control (CTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at www.geotracker.waterboards.ca.gov) have listed Case T0603701313, RB Case 902720070 within 1,000 feet of the Project area. The case, which concerned a leaking underground storage tank, has been closed after remediation on September 23, 2008. According to the Caltrans Scenic Highway Map there is no scenic highway located

BOARD REPORT

PG. 4 NO. 24-204

within the vicinity of the proposed Project or within its site. The proposed Project is not in an area that would affect a historic or cultural monument.

Based on this information, 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(a) and 15301(c) of California CEQA Guidelines and Article III, Section 1, Classes 1(1) and 1(3) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon the 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.

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

ATTACHMENTS

- 1) List of Work Orders

List of Work Orders for PALISADES RECREATION CENTER – RESTROOM RENOVATION
(PRJ21371) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT072298
Park Fees	302/89/89716H	QT073891
Park Fees	302/89/89718H	QP001835
Park Fees	302/89/89718H	QP001837
Park Fees	302/89/89718H	QP002227
Park Fees	302/89/89718H	QP001956
Park Fees	302/89/89716H	QT073295
Park Fees	302/89/89718H	QP002604
Park Fees	302/89/89718H	QP002715
Park Fees	302/89/89718H	QP003046
Park Fees	302/89/89718H	QP002984
Park Fees	302/89/89718H	QP003234
Park Fees	302/89/89718H	QP003503
Park Fees	302/89/89718H	QP003515
Park Fees	302/89/89718H	QP003419
Park Fees	302/89/89718H	QP003543
Park Fees	302/89/89718H	QP003030
Park Fees	302/89/89718H	QP003275
Park Fees	302/89/89718H	QP003050
Park Fees	302/89/89716H	QM191276
Park Fees	302/89/89716H	QM210700
Park Fees	302/89/89718H	QP003034
Park Fees	302/89/89718H	QP003235
Park Fees	302/89/89716H	QM219576
Park Fees	302/89/89716H	QT074774
Park Fees	302/89/89716H	QM153312
Park Fees	302/89/89718H	QP001579
Park Fees	302/89/89718H	QP002144
Park Fees	302/89/89718H	QP002025
Park Fees	302/89/89718H	QP001977
Park Fees	302/89/89718H	QP002267
Park Fees	302/89/89718H	QP002748
Park Fees	302/89/89718H	QP002568
Park Fees	302/89/89718H	QP002473
Park Fees	302/89/89718H	QP002743
Park Fees	302/89/89718H	QP002871
Park Fees	302/89/89716H	QT073387
Park Fees	302/89/89716H	QM160315
Park Fees	302/89/89716H	QT072727
Park Fees	302/89/89718H	QP000759

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000760
Park Fees	302/89/89718H	QP000699
Park Fees	302/89/89716H	QM153434
Park Fees	302/89/89716H	QM183309
Park Fees	302/89/89716H	QT053072
Park Fees	302/89/89718H	QP001014
Park Fees	302/89/89718H	QP001455
Park Fees	302/89/89716H	QM060423
Park Fees	302/89/89716H	QM160439
Park Fees	302/89/89716H	QT075028
Park Fees	302/89/89718H	QP001798
Park Fees	302/89/89718H	QP001777
Park Fees	302/89/89718H	QP002052
Park Fees	302/89/89718H	QP001942
Park Fees	302/89/89718H	QP001832
Park Fees	302/89/89718H	QP002282
Park Fees	302/89/89718H	QP001908
Park Fees	302/89/89718H	QP001819
Park Fees	302/89/89716H	QM175222
Park Fees	302/89/89716H	QM193917
Park Fees	302/89/89716H	QT074274
Park Fees	302/89/89716H	QT082050
Park Fees	302/89/89718H	QP002347