

APPROVED

Sept 05 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-185

DATE September 05, 2024

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ERNEST E. DEBS REGIONAL PARK – RESTROOM REPLACEMENT (PRJ21571) PROJECT – MODIFICATION OF SCOPE OF WORK – CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(l)(4) [DEMOLITION AND REMOVAL OF INDIVIDUAL SMALL ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] AND SECTION 15303(e) [NEW CONSTRUCTION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(11d) AND CLASS 3(6) OF CITY CEQA GUIDELINES

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

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the modification of scope of work of the Ernest E. Debs Regional Park – Restroom Replacement (PRJ21571) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. 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;
4. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(l)(4) [Demolition and removal of individual small accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] and Section 15303(e) [New construction of accessory (appurtenant) structures including garages, carports,

BOARD REPORT

PG. 2 NO. 24-185

patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 1(11d) and Class 3(6) of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;

5. 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,
6. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

BACKGROUND

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. Approximately 3,669 City residents live within a one-half mile walking distance of Ernest E. Debs Regional Park. 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

On June 20, 2024, the Board of Recreation and Park Commissioners (Board) approved the following scope for the Project:

- 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

Staff has determined that it is necessary to modify the scope of work to include the following:

- Demolition of two existing standalone restrooms in the picnic area

PROJECT FUNDING

Previously, the Board approved the commitment of \$1,545,000 in Deferred Maintenance Funds to the Project, which is the total budget for the Project inclusive of the budget contingency set forth below (Report No. 24-139).

The 2021-2022 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. This Project is one of the Park Projects that RAP has identified to use of these funds.

BOARD REPORT

PG. 3 NO. 24-185

The proposed change in scope of the Project as set forth in this Report will not require any additional funding in order to complete the Project.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance Funds	302/89/89727H	\$1,545,000	100%
Total		\$1,545,000	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Bid and Award	September 2024 – October 2024
Construction	November 2024 – April 2025
Post Construction	May 2025 – October 2025

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Ernest E. Debs Regional Park.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project consists of demolition of accessory (appurtenant) structures and new construction of accessory (appurtenant) structures.

According to the parcel profile report retrieved on August 4, 2024, this area resides only partially in a liquefaction zone and the construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic 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 4, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 1,000 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. An historic assessment memorandum concluded that the restroom buildings at Ernest Debs Park are not contributing elements to a historic district nor are they individually eligible under any of the California Register of Historic Resources or National Register of Historic Places criteria and their demolition will not cause a substantial adverse change in the significance of any historical resource.

BOARD REPORT

PG. 4 NO. 24-185

Based in this information, RAP 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, Section 15301(l)(4) and 15303(e) of California CEQA Guidelines as well as to Article III, Section 1, Class 1(11d) and Class 3(6) 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 Board's approval.

FISCAL IMPACT STATEMENT

The approval of this Report will have no fiscal impact on RAP's General Fund. The estimated cost for the design, development, and construction of the proposed park improvements are anticipated to be funded by 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 Cammie Neo, Planning, Maintenance and Construction Branch, and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.