

APPROVED

June 15 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-123

DATE June 15, 2023

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RITCHIE VALENS PARK – RESTROOM REPLACEMENT (PRJ21554) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 2(2) [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY], CLASS 4(3) [NEW GARDENING, TREE PLANTING, OR LANDSCAPING, BUT NOT INCLUDING TREE REMOVAL EXCEPT DEAD, DAMAGED OR DISEASED TREES OR LIMBS], 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, SECTIONS 15302, 15304(b), 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

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



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATION

1. Approve the scope of work and total budget for the Ritchie Valens Park – Restroom Replacement (PRJ21554) Project (Project), as described in the Summary of this Report;
2. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
3. 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;
4. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2(2)

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[Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity], Class 4(3) [New gardening, tree planting, or landscaping, but not including tree removal except dead, damaged or diseased trees or limbs], 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, Sections 15302, 15304(b), 15304(f) and 15311 of California CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

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

SUMMARY

Ritchie Valens Park is located at 10731 Laurel Canyon Boulevard in the Pacoima community of the City. This 25.77-acre facility provides multipurpose fields, tennis and basketball courts, a swimming pool, a skate plaza, play areas, and a recreation center for the surrounding community. Approximately 7,150 City residents live within a one-half mile walking distance of Ritchie Valens Park. Due to the size of the park, and the facilities, features, and programs it provides, Ritchie Valens Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed Project includes the following:

- Demolition of existing restroom and installation of a restroom building in same location as the existing restroom.
- Installation of a new linear concrete walkway to provide Americans with Disabilities Act (ADA) accessible path of travel from accessible parking to restroom structure.
- Improvements to landscaping and irrigation.

PROJECT FUNDING

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$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.

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The proposed Project was also awarded Four Hundred Fifty Thousand Dollars (\$450,000.00) in Community Development Block Grant (CDBG) funds from the 2021-22 Program Year 47 (CF No. 20-1433).

The total amount of funding available for the proposed Project is One Million, Two Hundred Twenty-Two Thousand, Five Hundred Dollars (\$1,222,500.00), which will be the total budget for this Project inclusive of the budget contingency amounts set forth below.

It is anticipated that the following pre-qualified on-call contracts will be used for the Project with the following budget contingency amounts:

On-Call Contract	Budget Contingency Amount
Park Facilities	\$244,500.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance Funds	302/89/727H-RR	\$772,500.00	63%
CDBG (PY 47)	424/21/21V466	\$450,000.00	37%
Total		\$1,222,500.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Summer 2024.

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced; new gardening, tree planting, or landscaping; minor trenching and backfilling where the surface is restored and construction of minor structures accessory to (appurtenant to) institutional facilities.

According to the parcel profile report retrieved on May 9, 2023, this area does not reside in a liquefaction zone or in a coastal zone. This site is within the methane zone and is constructed according to the City of Los Angeles methane mitigation standards. Therefore, there is no reasonable possibility that the proposed Project may impact on an environmental resource of

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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 May 9, 2023 the State Department of Toxic Substances Control (DTSC) (Envirostor at 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 but have listed RB Case # 913311170 near the Project area (within 1000 feet). It is a leaking underground storage tank, remediated between 1996 and 2002. 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, RAP Staff recommends that the Board of Recreation and Parks Commissioners (Board) determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2, Class 4(3), Class 4(12) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15302, 15304(b), 15304(f) and 15311 of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this Project, which is funded by CDBG funds and Deferred Maintenance funds, 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 Deferred Maintenance funds, CDBG funds, 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.

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 Ritchie Valens Park will increase safety and enhance the park user's experience.

This Report was prepared by Meghan Luera, Sr. Management Analyst, Planning, Maintenance and Construction Branch.