

BOARD REPORT

NO. 24-101

DATE May 16, 2024

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LANARK PARK RECREATION CENTER – RESTROOM (PRJ21568) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY]; SECTION 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] AND SECTION 15304(f) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2, CLASS 3(6) AND CLASS 4(12) OF CITY CEQA GUIDELINES

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

General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Lanark Park Recreation Center – Restroom (PRJ21568) 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 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity]; Section 15303(e) [Installation of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] and Section 15304(f) [Minor trenching and backfilling where the surface is restored] of California CEQA

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Guidelines and Article III, Section 1, Classes 2, 3(6) and 4(12) 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 staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Lanark Recreation Center is located at 21816 Lanark Street in the Canoga Park community of the City. This 19.20-acre facility includes a recreation center, swimming pool, multipurpose fields, tennis courts, a children's play area, picnic areas, and outdoor fitness equipment. Approximately 11,133 City residents live within a one half (½) mile walking distance of Lanark Recreation Center. Due to the facilities, features, programs, and services it provides, Lanark Park 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:

- Demolition of an existing restroom and maintenance storage building and maintenance yard.
- Installation of new prefabricated restroom and storage building and rebuilding of the maintenance yard, including a new tubular steel fence and lighting.
- Relocation of irrigation controllers.

PROJECT FUNDING

The 2021-22 Adopted Budget included \$75,00,000.00 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 for the use of these funds.

The total amount of funding available for the Project is \$902,500.00, which is the total budget inclusive of the budget contingency amount set forth below. 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 Facilities	\$20,000.00

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance	302/89/89727H	\$902,500.00	100%
Total		\$902,500.00	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
Predesign	Jan 2024 – Feb 2024
Design	Feb 2024 – March 2024
Bid and Award	July 2024 – August 2024
Construction	December 2024 – June 2025
Post Construction	July 2025 – December 2025

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Lanark Park Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of existing structures where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity, installation of accessory equipment and minor trenching and backfilling where the surface is restored.

According to the parcel profile report retrieved on April 23, 2024, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could increase the risk of liquefaction. This site is not within a coastal, methane, or historic zone and is not in a flood zone, so there is no reasonable possibility that the proposed Project may impact on 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 April 23, 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. They listed RB Case # 913040652 near the Project area (within 1,000 feet). The site is a gas station where a leak occurred in 1987. No corrective action has been taken, but the site is not listed as a hazardous waste site under Government Code Section 65962.5. 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.

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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, Sections 15302, 15303(e) and 15304(f) of California CEQA Guidelines as well as to Article III, Section 1, Classes 2, 3(6) and 4(12) 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

The approval of this commitment of Deferred Maintenance funding 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 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.