

APPROVED

Aug 18 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-211

DATE August 18, 2022

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ERNEST E. DEBS REGIONAL PARK – ROSE HILL PARK PLAYGROUND REPLACEMENT (PRJ21585) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MINOR ALTERATION OF EXISTING PEDESTRIAN TRAILS], CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] 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 15301(c), 15302 AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<u>DF</u>
B. Jackson	_____	N. Williams	_____



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Ernest E. Debs Regional Park – Rose Hill Park Playground Replacement (PRJ21585) Project (Project), as described in the Summary of this Report;
2. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of Five Hundred Thousand Dollars (\$500,000.00) in Park Fees, for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT074309

3. Approve the proposed Project to be bid and constructed through RAP's list of pre-qualified on-call contractors;

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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 construction contracts as set forth in this Report;
5. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3) [Minor alteration of existing pedestrian trails], Class 2 [Replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity] 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 15301(c), 15302 and 15311 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the State Clearinghouse and with the Los Angeles County Clerk;
6. 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,
7. 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 North 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, and children's play areas and a pond. Rose Hill Park is located at 3606 North Boundary Ave within Ernest E. Debs Regional Park and provides a children's play area, ball diamonds, and parking lot. Approximately 3,669 City residents live within a one-half mile walking distance of Rose Hill Park. Due to the facilities, features, programs, and services it provides, Ernest E. Debs Regional Park meets the standard for a Regional Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed Rose Hills Park – Playground Replacement (PRJ21585) Project includes the following scope of work items:

- Replacement of existing playground
- Site landscaping and amenities including trash receptacles, bench(es), or table(s) and a hydration station
- Park pathway and path of travel improvements

A rendering of the new playground is shown in Attachment 1.

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PROJECT FUNDING

Upon approval of this Report, a maximum of Five Hundred Thousand Dollars (\$500,000.00) in Park Fees can be committed to the proposed Project, which is the total budget for this Project inclusive of the budget contingency amount set forth below.

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

On-Call Contract	Budget Contingency Amount
Park Facility Construction	\$20,000.00
Playground Construction	\$20,000.00

These Park Fees were collected within ten (10) miles of Ernest E. Debs Regional Park, which is the standard distance for the commitment of the Park Fees for regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$500,000.00	100%
Total		\$500,000.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and the proposed Project is anticipated to begin in Spring 2023.

TREES AND SHADE

The proposed Project will have no impact on existing trees at the park. The new playground will include integrated shade toppers.

ENVIRONMENTAL IMPACT

The proposed Project consists of minor alteration of existing pedestrian trails; replacement of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity and placement of minor structures accessory to existing institutional facilities.

According to a parcel profile report downloaded on July 26, 2022, this site resides within a liquefaction zone, but the nature of the project is such that it will not increase risks related to liquefaction in case of an earthquake. The area is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other

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known projects would involve cumulatively significant impacts, and no future projects would result from the proposed project. As of July 26, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has not listed the Project site or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the project or within the project site. The proposed Project is located in proximity of Rose Hills Court, which was determined eligible for listing on the National Register of Historic Places as a historic district in 2003, and therefore it was automatically listed in the California Register of Historic Resources, but its characteristics are such that it will not cause a substantial adverse change in the significance of that historical resource.

As such, RAP staff recommends that the Board of Recreation and Parks Commissioners' (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), Class 2 and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(c), 15302 and 15311 of California CEQA Guidelines. Staff will file a Notice of Exemption with the State Clearinghouse and the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The approval of the Project and the commitment of Park Fees will have no fiscal impact on RAP's General Fund. The proposed Project is anticipated to be funded by Park Fees or funding sources other than the 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.

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 playground and improvements to the path of travel will enhance the park users' experience.

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

ATTACHMENTS

- 1) Attachment 1 – Rendering of New Playground







