

# APPROVED

June 15 2023

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-122

DATE June 15, 2023

C.D. 6

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN RECREATION AREA – CRICKET BUILDING RESTORATION (PRJ21633) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS1(4) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES OR MECHANICAL EQUIPMENT AND SYSTEMS TO MEET CURRENT STANDARDS OF PUBLIC HEALTH, SAFETY AND ENVIRONMENTAL PROTECTION] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15301(d) OF CALIFORNIA CEQA GUIDELINES

B. Aguirre \_\_\_\_\_ For M. Rudnick \_\_\_\_\_  
\*C. Santo Domingo DF  
B. Jackson \_\_\_\_\_ N. Williams \_\_\_\_\_

General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

If Approved: Board President  Board Secretary 

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Sepulveda Basin – Cricket Building Restoration (PRJ21633) Project (Project), as described in the summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of Three Hundred Thirteen Thousand, Eight Hundred Ninety Dollars and Seventy-Nine Cents (\$313,890.79) in Park Fees for the proposed Project;

FUNDING SOURCE	FUND/DEPT./ACCT. NO.	WORK ORDER NO.
Park Fees	302/89/89718H	QP002364
Park Fees	302/89/89718H	QP002732

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

## BOARD REPORT

PG. 2 NO. 23-122

4. 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;
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(4) [Restoration or rehabilitation of deteriorated or damaged structures, facilities or mechanical equipment and systems to meet current standards of public health, safety and environmental protection] of City CEQA Guidelines and Article 19, Section 15301(d) of California CEQA guidelines and direct RAP staff to file a Notice of Exemption (NOE) 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 a Notice of Exemption (NOE); and
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Sepulveda Basin Recreation Area is located 17017 Burbank Boulevard in the Encino community of the City. This 1,538.60-acre recreation area provides a wide variety of activities, facilities, and programs for the use of the surrounding community. Approximately 15,030 residents live within a one-half mile distance of Sepulveda Basin Recreation Area. Due to the facilities, features, programs, and services it provides, Sepulveda Basin Recreation Area meets the standard for a Community Park, as defined in the City's Public Recreation Plan. Woodley Park is located within the Sepulveda Basin Recreation Area and provides restrooms, archery range, cricket fields, and ball diamond.

### PROJECT SCOPE

The Project will consist of restoring the Woodley Park Cricket Complex, a multi-use facility, to its original condition after it has been significantly affected by fire damage. The fire occurred in November of 2021, with the primary affected areas being the kitchen and roof of the structure. The site is located at 6350 Woodley Avenue and includes men's and women's restrooms, locker rooms, showers, and a break room.

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

- Fire remediation by a California Licensed fire remediation company.

## BOARD REPORT

PG. 3 NO. 23-122

- Replace damaged roof substrate.
- Replace composite shingle roof.
- Demolition of all fire damaged interior non load bearing walls to be replaced with new framing.
- Replacement of several cross beams that are beyond repair.
- Replace approximately thirty (30) linear feet of interior framing, install blocking and cripplers as needed.
- Replace approximately one hundred (100) linear feet of plating, cripplers and purlins where needed.
- Replace two (2) entry doors that were damaged beyond repair.
- Replace four (4) windows that were damaged beyond repair with like, tempered glass and welded frames.
- Replace all branch circuitry from the electrical panels serving power and lighting including all conduit and junction boxes.
- Install tape and finish approximately twenty (20) sheets of drywall.
- Prime and repaint entire room.
- Replace sink water valves and drain.
- Remove damaged and remaining tile floor.

### PROJECT FUNDING

Upon approval of this Report, Three Hundred Thirteen Thousand, Eight Hundred Ninety Dollars and Seventy-Nine Cents (\$313,890.79) 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 proposed Project:

<b>On-Call Contract</b>	<b>Budget Contingency Amount</b>
Park Facility Construction	\$85,200.00

The Park Fees were collected within five (5) miles of Sepulveda Basin, 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.

### FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89718H	\$23,282.97	7%
Park Fees	302/89/89718H	\$290,607.82	93%
<b>Total</b>		<b>\$313,890.79</b>	100%

## BOARD REPORT

PG. 4 NO. 23-122

### PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. Construction is anticipated to begin in Summer 2023.

### TREES AND SHADE

It is not anticipated that the proposed Project will impact the existing trees and shade at Woodley Park within the Sepulveda Basin Recreation Area.

### ENVIRONMENTAL IMPACT

The proposed Project consists of rehabilitation of damaged structures, to meet current standards of public health, safety and environmental protection.

According to the parcel profile report retrieved on May 9, 2023, this area resides in a liquefaction Zone. The construction of this Project, however, will not create conditions that could lead to liquefaction.

This site is not within a coastal or methane, 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 May 9, 2023 the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://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 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 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 Recreation and Parks Board of 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(4) of City CEQA Guidelines as well as to Article 19, Section 15304(d) of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

### FISCAL IMPACT

The approval of this commitment of Park Fees for this Project 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 costs of the proposed park improvements are unknown at this time.

## BOARD REPORT

PG. 5 NO. 23-122

### 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 restoration of the Woodley Park Cricket Complex will enhance the park users' experience by providing new and restored recreational amenities for youth and families.

This report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.