

APPROVED

Sept 07, 2023

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 23-161

DATE September 07, 2023

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LEIMERT PLAZA PARK – RESTROOM INSTALLATION (PRJ21558) PROJECT (PROJECT) – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15303(e) [ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 11(6) OF CITY CEQA GUIDELINES

B. Aguirre _____	M. Rudnick _____
B. Jones _____	for 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Approved X Disapproved _____ Withdrawn _____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 Leimert Plaza Park – Restroom Installation (PRJ21558) Project (Project), as described in 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 Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303(e) [Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 11(6) of City CEQA Guidelines and direct RAP 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.

BOARD REPORT

PG. 2 NO. 23-161

SUMMARY

Leimert Plaza Park (Park) is located at 4395 Leimert Boulevard in the Leimert Park community of the City. This 1.02-acre park provides restrooms, grass space, benches, picnic tables, a walking path, and a decorative fountain for the use of the surrounding community. An estimated 4,702 City residents live within a one-half mile walking distance of Leimert Plaza Park.

PROJECT SCOPE

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

- The installation of a new prefabricated, single stall restroom at the northeast corner of the Park.
- New Americans with Disabilities Act (ADA) accessible walkways.
- Landscaping and site utility improvements.

Previously, when a metal gate was added to the Park it prevented access to the existing restroom building. This additional restroom is being added to allow a separate option for exterior access.

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. 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 One Million, Two Hundred Thirty-Six Thousand Dollars (\$1,236,000.00), 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 Facility Construction	\$165,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance Funds	302/89/89727H	\$1,236,000.00	100%
Total		\$1,236,000.00	100%

BOARD REPORT

PG. 3 NO. 23-161

PROJECT CONSTRUCTION

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

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Leimert Plaza Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of the construction of an accessory structure to an existing institutional facility.

According to the parcel profile report retrieved on August 16, 2023, this area resides in a liquefaction zone. The construction of this Project, however, will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal or methane 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 August 16, 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. They have listed RB Case # 900080070, RB Case # 900080089, Case T10000005333 and Loc Case # RO0001857 within 1000 feet of the Project area. The first three cases are leaking underground storage tanks and the cases were closed after remediation between 1999 and 2017. Loc Case # RO0001857 is in the remediation phase. None of them is listed in the hazardous materials release sites, pursuant to 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. The proposed Project is within Leimert Plaza, a City of Los Angeles Historic Cultural Monument (HCM 620). The installation of a small pre-fabricated restroom will not cause a substantial adverse change in the significance of that historical resource.

Based in this information, 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 19, Section 15303(e) of California CEQA Guidelines. Article III, Section 1, Class 11(6) of City 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 report will have no fiscal impact on RAP's General Fund. The estimated costs for the design, development, and construction of the park improvements are anticipated to be funded by Deferred Maintenance 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.

BOARD REPORT

PG. 4 NO. 23-161

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 installation of a new single stall restroom at Leimert Plaza Park will enhance the park users' experience and allow access from outside the perimeter gate.

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