

# APPROVED

July 07 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-184

DATE July 07, 2022

C.D. 10

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO CIENEGA PARK – PLAYGROUND REPLACEMENT (PRJ21612) PROJECT – COMMITMENT OF PARK FEES – CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT (FEIR) FOR THE RANCHO CIENEGA CELES KING III POOL DEMOLITION PROJECT (FEIR-SCH NO. 2018061048), CERTIFIED ON FEBRUARY 6, 2020

AP Diaz \_\_\_\_\_ M. Rudnick \_\_\_\_\_  
H. Fujita \_\_\_\_\_ *fuE* C. Santo Domingo DF \_\_\_\_\_  
J. Kim \_\_\_\_\_ N. Williams \_\_\_\_\_

  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and total budget for the Rancho Cienega Park – Playground Replacement (PRJ21612) 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 One Million, Five Hundred Five Thousand, Forty-Eight Dollars and Thirty-One Cents (\$1,505,048.31) 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	QM194975
Park Fees	302/89/89716H	QM217588
Park Fees	302/89/89718H	QP002014
Park Fees	302/89/89718H	QP000991
Park Fees	302/89/89718H	QP001478
Park Fees	302/89/89718H	QP001604
Park Fees	302/89/89718H	QP002238
Park Fees	302/89/89718H	QP002692
Park Fees	302/89/89718H	QP002628
Park Fees	302/89/89718H	QP002720
Park Fees	302/89/89718H	QP002649
Park Fees	302/89/89718H	QP002642
Park Fees	302/89/89718H	QP002718
Park Fees	302/89/89718H	QP001147
Park Fees	302/89/89718H	QP001671
Park Fees	302/89/89718H	QP001675

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3. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
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 proposed Project is included in the Environmental Impact Report (FEIR) for the Rancho Cienega Celes King III Pool Demolition Project (FEIR-sch no. 2018061048), which was previously considered and certified on February 6, 2020 by the Board of Recreation and Park Commissioners (Board); and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Rancho Cienega Park is located at 5001 Rodeo Road in the West Adams community of the City. This 28.97-acre park provides ball diamonds, basketball and tennis courts, a recreation center, a skate park, and a swimming pool (Celes King III Pool) for the use of the surrounding community. An estimated 10,652 City residents live within a ½ mile walking distance of Rancho Cienega Park. Due to the facilities, features, programs, and services it provides, Rancho Cienega Park meets the standard for a Community Park as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The scope of the Project includes the following:

- The construction of a new playground in the location of the old pool building
- The installation of a shade structure
- The installation of related amenities

### PROJECT FUNDING

Upon the approval of this Report, One Million, Five Hundred Five Thousand, Forty-Eight Dollars and Thirty-One Cents (\$1,505,048.31) in Park Fees can be committed to the proposed Project, which is the total budget for the Project inclusive of the budget contingency amount set forth below.

The anticipated pre-qualified on-call contracts for this Project will be for the Playground Contract. The budget contingency amount for the Playground Contract will be One Hundred Fifty Thousand Dollars (\$150,000.00).

These Park Fees were collected within five (5) miles of Rancho Cienega Park, which is the standard distance for the commitment of the Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$41,970.05	2%
Park Fees	302/89/89718H	\$1,463,078.26	98%
<b>Total</b>		<b>\$1,505,048.31</b>	<b>100%</b>

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project will have no impact on the existing trees. The Project will include an added shade structure at Rancho Cienega Park.

ENVIRONMENTAL IMPACT

RAP staff found that the Board of Recreation and Parks Commissioners (Board) certified the Environmental Impact Report (EIR) for the Rancho Cienega Celes King III Pool Demolition Project (FEIR-SCH No. 2018061048) on February 6, 2020 (Board Report 20-025), and adopted Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP), all of which are on file in the Board Office. A Notice of Determination was filed with the Los Angeles County Clerk on February 13, 2020.

The proposed Project, which includes the construction of a new playground and related amenities and landscaping, is included in the project description of the Rancho Cienega Celes King III Pool Demolition Project EIR.

Section 21166 of California Public Resources Code (PRC) and Section 15162 of California CEQA Guidelines state that unless one or more of the following events occur, no subsequent or supplemental environmental report is required by the lead agency or by any responsible agency:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is being undertaken that will require major revisions in the EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (3) New information of substantial importance Which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

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- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment

RAP staff found that:

1. The proposed Project will not involve substantial changes in the project scope requiring major revisions in the previous IS/MND due new-significant environmental effects, or an increase in the severity of previously identified significant effects;
2. The circumstances under which the Project is undertaken will not require revisions of the previous IS/MND due new significant environmental effects or an increase in the severity of previously identified significant effects;
3. There is no new information of substantial importance showing new significant environmental effects not discussed in the previous IS/MND, or an increase in the severity of previously examined significant effects;
4. There are no mitigation measures or alternatives to the project considerably different from those analyzed in the previous IS/MND that would substantially reduce one or more significant effects on the environment, but not adopted with the previous EIR.

Based on these findings, RAP Staff recommends that the Board determines that the scope of the Rancho Cienega Park – Playground Replacement (PRJ21612) included in the Rancho Cienega Celes King III Pool Demolition Project and the environmental settings of the project have not substantially changed since the CEQA approval, and no additional environmental impacts or increases in the intensity of the projected impacts which might have required a new or modified mitigation assessment have occurred. Therefore, no additional CEQA documentation is required.

### FISCAL IMPACT

The approval of this commitment of Park Fees 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 the RAP's General Fund. A request for funding will need to be submitted in future RAP annual budget requests for the maintenance of the new playground.

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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 at Rancho Cienega Park will enhance the park users' experience and safety.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.