

APPROVED

SEPT 21 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-169

DATE September 21, 2023

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA PARK – MULTIPURPOSE CENTER IMPROVEMENTS (PRJ21468) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES]; 15301(c) [MINOR ALTERATIONS EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES]; 15304(d) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY, UNLESS IT IS DETERMINED THAT THE DAMAGE WAS SUBSTANTIAL AND RESULTED FROM AN ENVIRONMENTAL HAZARD SUCH AS EARTHQUAKE, LANDSLIDE, OR FLOOD]; 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] AND 15311(a) [INSTALLATION OF ON PREMISE SIGNS] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3), CLASS 1(4), CLASS 3(6), AND CLASS 11(1) OF CITY CEQA GUIDELINES

B. Aguirre _____ for M. Rudnick _____
B. Jones _____ *C. Santo Domingo DF
B. Jackson _____ N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work for the proposed Reseda Park – Multipurpose Center Improvements (PRJ21468) Project (Project), which will be performed by ONEgeneration, as described in the Summary of this Report;
2. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report;
3. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a) [Interior or

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exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances]; 15301(c) [Minor alterations Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities]; 15304(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood]; 15303(e) [Installation of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] and 15311(a) [Installation of on premise signs] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(3), Class 1(4), Class 3(6), and Class 11(1) of City CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk; and

4. 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).

SUMMARY

Reseda Park is located at 18411 Victory Boulevard in the Reseda community of the City. This 29.68-acre property has basketball and tennis courts, a baseball diamond, an outdoor swimming pool, picnic areas, walking paths, a lake and a multipurpose center. The Park is the site of a Multipurpose Center, located at 18255 Victory Boulevard. Approximately 9,114 City residents live within a one-half mile walking distance of Reseda Park. On August 11, 2004, the Board of Recreation and Parks Commissioners (Board) approved a ten-year Lease Agreement No. C-109008 (Lease) with ONEgeneration (ONE), a California non-profit corporation, for the maintenance and operation of the Reseda Multipurpose Center (Report No. 04-230). The Board later approved a ten-year extension to the term of the Lease (Report No. 16-073), such that the end of the term of the Lease is October 25, 2025.

PROJECT SCOPE

Per Article 9 (Alterations and Improvements) of the Lease, "ONE shall pay for all costs for improvements to the Premises. All alterations or improvements proposed for the Premises by ONE shall first be submitted to and approved by the City." Any proposed improvements to the Premises are subject to the approval of the Board of Recreation and Parks Commissioners (Board) per section 9.1.1. of the Lease.

ONEgeneration is proposing the following improvements to the Reseda Multipurpose Center:

- Flooring renovation

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- Restroom renovation
- Installation of access-compliant features
- Security improvements
- Perimeter fencing renovation
- Patching interior and exterior walls
- Renovation to the exterior signage
- HVAC replacement

If approved by the Board, ONEgeneration would then start on the preparation of any plans and documents necessary to implement the above improvements, and would provide those to RAP staff for review and approval as they proceed with the implementation of the Project.

It should be noted that per Articles 8 & 9 of the Lease, ONEgeneration is responsible for all costs related to the operation, maintenance, repair, and improvements of the Reseda Multipurpose Center. Section 8.3.1 of the Lease states, "City will not provide any funding in connection with ONEgeneration's preparation to lease, or to improve, maintain and operate the Premises. The cost of preparing plans, preparing environmental reports and obtaining all necessary permits is the responsibility of ONEgeneration."

Per Section 8.7 of the Lease, "if ONEgeneration requests the City to provide any repairs, services or maintenance and the City provides such repairs, service or maintenance, ONEgeneration shall pay for such repairs, services or maintenance at actual costs, including direct costs incurred by City as determined by the Department of Recreation and Parks (RAP)."

PROJECT FUNDING

The proposed Project was awarded One Million, Five Hundred and Two Thousand, Six Hundred Ninety-Five Dollars (\$1,502,695.00) in Community Development Block Grant (CDBG) funds from the 2020-2021 Program Year 46 (C.F. No. 19-1204).

The Los Angeles City Council (Council) awarded the use of CDBG funds to ONEgeneration for the Project (C.F. 22-1205-S1). Upon approval of this Report, ONEgeneration will enter into a contract with the Community Investment and Families Department, who administers CDBG funding, in order to have access to the funds, assume responsibility for coordinating the improvements with their own contractors, and ultimately deliver the completed Project as conceptualized.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
CDBG (PY 46)	NA	\$1,502,695.00	100%
Total		\$1,502,695.00	100%

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PROJECT CONSTRUCTION

Upon approval of this Report, ONEgeneration will be able to access the CDBG funds and initiate the Project. Upon completion of the proposed Project, ONEgeneration shall provide “as built” drawings of all improvements and alterations constructed on the Premises as required under the Lease (Section 9.2).

TREES AND SHADE

At this time, it is anticipated that the proposed Project will have no impact on the existing trees and shade at Reseda Park. As noted above, all the improvements consist of interior and exterior building work.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; minor alteration of existing sidewalks and pedestrian trails; rehabilitation of deteriorated structures, to meet current standards of public health and safety; accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences and installation of on premise signs.

According to the parcel profile report retrieved on July 28, 2023 this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic 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 July 28, 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, but have listed RB Case # 913350925 and RB Case # 913350998 within 1000 feet of the Project area. Both are leaking underground storage tank. The Regional Water Quality Control Board closed the first case in 1996, without any corrective action and the second in 2009 after finding that it did not constitute any risk for natural resources and humans. 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 Board determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(a), 15301(c), 15301(d), 15303(e) and 15311(a) of California CEQA Guidelines as well as to Article III, Section 1, Class 1(1), Class 1(3), Class 1(4), Class 3(6) and

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Class 11(1) 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 proposed park improvements are anticipated to be funded by CDBG funds or ONEgeneration. ONEgeneration is responsible for the maintenance costs for the Multipurpose Center per the Lease.

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: Improvements and renovations to the Reseda Multipurpose Center will enhance the park user's experience.

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