

APPROVED

Nov 07 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-226

DATE November 07, 2024

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SEPULVEDA BASIN RECREATION AREA – BALLFIELD IMPROVEMENTS (PRJ21546) (PRJ21613) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302(b) [MINOR ALTERATIONS OF EXISTING FACILITIES OF BOTH INVESTOR AND PUBLICLY OWNED UTILITIES USED TO PROVIDE ELECTRIC POWER, NATURAL GAS, SEWERAGE, OR OTHER PUBLIC UTILITY SERVICES], SECTION 15301(d) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY], SECTION 15301(l)(4) [DEMOLITION AND REMOVAL OF INDIVIDUAL SMALL STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES], SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY], SECTION 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES], SECTION 15304(b) [NEW GARDENING OR LANDSCAPING], AND SECTION 15304(f) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(2), CLASS 1(4), CLASS 2, CLASS 3(6), CLASS 4(3) AND CLASS 4(12) OF CITY CEQA GUIDELINES

| | | | |
|-------------|-------|-----------------------|-----------|
| B. Aguirre | _____ | M. Rudnick | _____ |
| B. Jones | _____ | for *C. Santo Domingo | <u>DF</u> |
| C. Stoneham | _____ | N. Williams | _____ |



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Sepulveda Basin Recreation Area – Ballfield Improvements (PRJ21546) (PRJ21613) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers listed in Attachment 1, a maximum of \$2,457,901.01 in Park Fees for the proposed Project;

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3. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
4. Authorize the removal of two Mexican Elderberry and mandate staff to replace these trees in accordance with the Department of Recreation and Parks Urban Forest Program and Tree Preservation Policy Update approved on March 17, 2022 (Board Report No. 22-061);
5. 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;
6. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302(b) [Minor alterations of existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services], Section 15301(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety], Section 15301(l)(4) [Demolition and removal of individual small structures including garages, carports, patios, swimming pools, and fences], Section 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity], Section 15303(e) [Installation of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences], Section 15304(b) [New gardening or landscaping], and Section 15304(f) [Minor trenching and backfilling where the surface is restored] of California CEQA Guidelines and Article III, Section 1, Class 1(2), Class 1(4), Class 2, Class 3(6), Class 4(3) and Class 4(12) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
7. 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,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

The Sepulveda Flood Control Basin (Sepulveda Basin), located in the San Fernando Valley is federally-owned property under the jurisdiction of the U.S. Army Corps of Engineer (Corps). It encompasses 2,097 acres, of which 1,538.60 acres are leased to RAP for a 75-year term, ending on January 4, 2042 (in accordance with Supplemental Agreement No. 4 executed in 2002) for the development, operation and maintenance of public recreational lands and facilities. Approximately 15,030 City residents live within a half-mile walking distance of the Sepulveda Basin Recreation Area. Due to the facilities, features, programs, and services it provides, Sepulveda Basin Recreation Area meets the standard for a Regional Park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The scope of work of the proposed Project includes:

- Renovation of existing ball fields, including bleachers, fencing, and accessible path of travel at the former "VCAA" site on White Oak
- Demolition of three existing restroom/storage buildings
- Installation of new pre-fabricated 12'x26' restroom/concession building
- Installation of new pre-fabricated 24'x30' restroom/concession/garage building
- Utility and sewer improvements to service the new buildings
- Installation of new electrical service including switchboard with associated conduit and wiring
- Construction of a parking lot with disabled access parking
- Installation of new irrigation and landscaping
- Installation of shade structure

PROJECT FUNDING

The 2021-22 Adopted Budget included \$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. Upon approval of this Report, \$2,457,901.01 in Park Fees can be committed to the proposed Project.

The total amount of funding available for the Project is \$6,086,859.99, 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 | \$1,100,000.00 |

FUNDING SOURCE MATRIX

| Source | Fund/Dept/Acct | Amount | Percentage |
|----------------------|-----------------------|-----------------------|-------------------|
| Deferred Maintenance | 302/89/89727H | \$3,628,958.98 | 60% |
| Park Fees | 302/89/89716H | \$315,981.19 | 5% |
| Park Fees | 302/89/89718H | \$2,141,919.82 | 35% |
| Total | | \$6,086,859.99 | 100% |

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the Project. See below the anticipated Project schedule:

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See below for anticipated Project schedule for the proposed Project:

| Phase | Duration |
|-------------------|-------------------------------|
| Pre-design | March 2024 – June 2024 |
| Design | July 2024 – September 2024 |
| Bid and Award | October 2024 – November 2024 |
| Construction | December 2024 – December 2025 |
| Post Construction | January 2026 – May 2026 |

TREES AND SHADE

There are 107 trees on the site. The proposed Project will remove 54 existing trees and replace them with 171. Sixty new trees will be planted on site, while 111 will be replanted in other properties of the Department of Recreation and Parks in the Valley Region. The total caliper of the removed trees is about 1,200” at breast height. The minimum size of the newly planted trees is 36 gallons. Twenty of the trees to be removed are completely dead, six are 90% dead and twelve are 75% dead with multiple broken branches or a history of broken limbs and large cavities. The rest are either voluntary sprouts or have poor structure and poor location. Two of the trees to be removed are Mexican Elderberry, which are protected by City of Los Angeles Ordinance No. 186,873. The trees have poor structure and limb failures. The proposed Project will replace these trees in accordance with the Department of Recreation and Parks Urban Forest Program and Tree Preservation Policy Update approved by the Recreation and Parks Board of Commissioners on March 17, 2022 (BR 22-061).

ENVIRONMENTAL IMPACT

The proposed Project consists of the following:

- Utility and sewer improvements and installation of new electrical service; these activities qualify as minor alterations of publicly owned utilities used to provide electric power and sewerage, involving negligible or no expansion of existing or former use. They also qualify as rehabilitation of deteriorated or damaged structure to meet current standards of public health and safety.
- Demolition of existing building and structures, which qualify as demolition and removal of individual accessory structures.
- Renovation of the existing ball fields including bleacher and fencing, which qualify as replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity.
- Installation of new prefabricated structures, new shade structures, new parking lot and new path of travel, which qualifies as installation of new accessory structures.
- New landscaping and planting of trees which qualifies as new gardening or landscaping.
- Installation of new irrigation, which qualifies as minor trenching and backfilling where the surface is restored.

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According to the parcel profile report retrieved on September 26, 2024, 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 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 September 26, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 1,000 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, staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302(b), Section 15301(d), Section 15301(l)(4), Section 15302, Section 15303(e), Section 15304(b), and Section 15304(f) of California CEQA Guidelines as well as to Article III, Section 1, Class 1(2), Class 1(4), Class (11)(d), Class 2, Class 3(6), Class 4(c) and Class 4(12) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

FISCAL IMPACT

The approval of 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 and Deferred Maintenance, or funding sources other than RAP's General Fund.

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

LIST OF ATTACHMENTS

- 1) Attachment 1 – List of Work Order Numbers

SEPULVEDA BASIN RECREATION AREA – BALLFIELD IMPROVEMENTS
(PRJ21546) (PRJ21613) PROJECT

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees | 302/89/89716H | QT069122 |
| Park Fees | 302/89/89716H | QT072867 |
| Park Fees | 302/89/89716H | QT073820 |
| Park Fees | 302/89/89718H | QP000142 |
| Park Fees | 302/89/89718H | QP000189 |
| Park Fees | 302/89/89716H | QT073869 |
| Park Fees | 302/89/89718H | QP000295 |
| Park Fees | 302/89/89718H | QP000529 |
| Park Fees | 302/89/89718H | QP000587 |
| Park Fees | 302/89/89718H | QP000846 |
| Park Fees | 302/89/89718H | QP000708 |
| Park Fees | 302/89/89718H | QP000769 |
| Park Fees | 302/89/89718H | QP000868 |
| Park Fees | 302/89/89716H | QM073011 |
| Park Fees | 302/89/89716H | QT077179 |
| Park Fees | 302/89/89718H | QP001461 |
| Park Fees | 302/89/89718H | QP001540 |
| Park Fees | 302/89/89718H | QP001379 |
| Park Fees | 302/89/89718H | QP001375 |
| Park Fees | 302/89/89718H | QP001618 |
| Park Fees | 302/89/89716H | QM081413 |
| Park Fees | 302/89/89716H | QM081913 |
| Park Fees | 302/89/89716H | QM174289 |
| Park Fees | 302/89/89718H | QP002047 |
| Park Fees | 302/89/89718H | QP002305 |
| Park Fees | 302/89/89718H | QP002172 |
| Park Fees | 302/89/89718H | QP001468 |
| Park Fees | 302/89/89718H | QP001824 |
| Park Fees | 302/89/89718H | QP001742 |
| Park Fees | 302/89/89718H | QP001528 |
| Park Fees | 302/89/89718H | QP001986 |
| Park Fees | 302/89/89718H | QP002099 |
| Park Fees | 302/89/89718H | QP001890 |
| Park Fees | 302/89/89718H | QP002817 |
| Park Fees | 302/89/89718H | QP002433 |
| Park Fees | 302/89/89718H | QP002432 |
| Park Fees | 302/89/89718H | QP002814 |
| Park Fees | 302/89/89718H | QP002364 |
| Park Fees | 302/89/89718H | QP002542 |
| Park Fees | 302/89/89718H | QP002499 |
| Park Fees | 302/89/89718H | QP002732 |
| Park Fees | 302/89/89718H | QP002671 |
| Park Fees | 302/89/89718H | QP001465 |

SEPULVEDA BASIN RECREATION AREA – BALLFIELD IMPROVEMENTS
(PRJ21546) (PRJ21613) PROJECT (CONT.)

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees | 302/89/89718H | QP003166 |
| Park Fees | 302/89/89718H | QP002905 |
| Park Fees | 302/89/89718H | QP002918 |
| Park Fees | 302/89/89718H | QP003088 |
| Park Fees | 302/89/89718H | QP003140 |
| Park Fees | 302/89/89718H | QP003044 |
| Park Fees | 302/89/89718H | QP003178 |
| Park Fees | 302/89/89718H | QP003186 |
| Park Fees | 302/89/89718H | QP003145 |
| Park Fees | 302/89/89718H | QP003731 |
| Park Fees | 302/89/89718H | QP003643 |
| Park Fees | 302/89/89718H | QP003641 |
| Park Fees | 302/89/89718H | QP003913 |
| Park Fees | 302/89/89718H | QP003783 |
| Park Fees | 302/89/89718H | QP004215 |
| Park Fees | 302/89/89718H | QP003823 |
| Park Fees | 302/89/89718H | QP003693 |
| Park Fees | 302/89/89718H | QZ052349 |
| Park Fees | 302/89/89718H | QP000119 |
| Park Fees | 302/89/89716H | QT068196 |
| Park Fees | 302/89/89716H | QT072797 |
| Park Fees | 302/89/89718H | QP000918 |
| Park Fees | 302/89/89718H | QP000375 |
| Park Fees | 302/89/89718H | QP000267 |
| Park Fees | 302/89/89718H | QP000780 |
| Park Fees | 302/89/89718H | QZ141658 |
| Park Fees | 302/89/89716H | QT070057 |
| Park Fees | 302/89/89716H | QT071232 |
| Park Fees | 302/89/89716H | QT074079 |
| Park Fees | 302/89/89718H | QP000963 |
| Park Fees | 302/89/89716H | QT082584 |
| Park Fees | 302/89/89718H | QP001932 |
| Park Fees | 302/89/89716H | QT061629 |
| Park Fees | 302/89/89716H | QT074895 |
| Park Fees | 302/89/89718H | QP002711 |
| Park Fees | 302/89/89718H | QP002324 |
| Park Fees | 302/89/89718H | QP002707 |
| Park Fees | 302/89/89718H | QP002758 |
| Park Fees | 302/89/89718H | QP003872 |
| Park Fees | 302/89/89718H | QP003821 |
| Park Fees | 302/89/89716H | QM142186 |
| Park Fees | 302/89/89716H | QM152293 |
| Park Fees | 302/89/89716H | QM154428 |

SEPULVEDA BASIN RECREATION AREA – BALLFIELD IMPROVEMENTS
(PRJ21546) (PRJ21613) PROJECT (CONT.)

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees | 302/89/89718H | QP002233 |
| Park Fees | 302/89/89718H | QP001727 |
| Park Fees | 302/89/89718H | QP001947 |
| Park Fees | 302/89/89718H | QP002736 |
| Park Fees | 302/89/89718H | QP002929 |
| Park Fees | 302/89/89718H | QP002937 |
| Park Fees | 302/89/89718H | QP004129 |
| Park Fees | 302/89/89718H | QP004203 |