

APPROVED

Sept 05 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-186

DATE September 05, 2024

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WILMINGTON ATHLETIC COMPLEX – SITE ACCESSIBILITY IMPROVEMENTS (PRJ21731) PROJECT – APPROVAL OF SCOPE OF WORK – DONATION FROM LOS ANGELES PARKS FOUNDATION CONSISTING OF THE PURCHASE AND INSTALLATION OF PLAYGROUND AND BLEACHERS – 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(b) [OPERATION, REPAIR, MAINTENANCE OR 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]; 15301(c) [OPERATION, REPAIR, MAINTENANCE OR MINOR ALTERATIONS OF EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES); 15301(d) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY]; 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] AND 15303(e) [CONSTRUCTION AND LOCATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASSES 1(1), 1(2), 1(3), 2 AND 3(6) 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Withdrawn _____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 Wilmington Athletic Complex – Site Accessibility Improvements (PRJ21731) Project (Project), as described in the Summary of this Report;

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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. Approve RAP acceptance of a donation of various park improvements including a new playground, bleachers, and path of travel improvements (Donated Improvements), valued up to approximately \$836,000 from the Los Angeles Parks Foundation (LAPF), funded through a donation received from Marathon Oil, as further described in this Report;
5. Authorize RAP staff to issue a Right of Entry Permit (ROE) to LAPF, and/or their selected contractors and/or vendors, allowing access to Wilmington Athletic Complex for the installation of the proposed Donation Improvements, as further described 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, Sections 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances]; 15301(b) [Operation, repair maintenance or 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]; 15301(c) [Operation, repair maintenance or minor alterations of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities]; 15301(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety]; 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] and 15303(e) [Construction and location of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Classes 1(1), 1(2), 1(3), 2 and 3(6) 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 or designee 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's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

BACKGROUND

The Wilmington Athletic Complex is located at 41700 South Figueroa Street in the Wilmington neighborhood of the City. The Wilmington Athletic Complex is an 18-acre facility that is currently improved with a variety of recreational improvements including two soccer fields, three ballfields, two parking lots, a track-and-field throws area, perimeter fencing, a restroom, storage building,

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and snack bar. In addition to the aforementioned recreation improvements, the property also contains various oil facilities for oil production, storage, conveyance and related activities. The oil production and storage facilities are contained within individual areas that are separately fenced and apart from the recreational facilities.

The Wilmington Athletic Complex property is owned by County Sanitation District No. 8 of Los Angeles County (District) and is leased to RAP. The lease agreement for the Wilmington Athletic Complex property was executed in July 2023 and has a term of 40 years (Contract No. C-143655). Pursuant to the lease agreement, alterations, additions, or improvements made at the site require the written approval of District. For any improvements that are proposed at the site, RAP is required to prepare project plans and specifications and submit them along with a detailed schedule to the District for review and approval. It should be noted that the construction of storage sheds, restrooms, bleachers, fencing, parking lots, and lighting, installation of temporary trailers or structures, and other minor improvements typical for an athletic complex are not subject to the requirement of prior District approval.

Attachment No. 1 to this Report is a map of the Wilmington Athletic Complex site.

PROJECT SCOPE

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

- Remodel of existing Men's and Women's restrooms, along with select accessibility improvements within the existing office building.
- Installation of new water meter(s), backflow(s) and supply lines necessary to service existing restrooms, drinking fountains, and irrigation system.
- Installation of Americans with Disabilities Act (ADA) compliant paths, walkways, and ramps necessary to provide access to restrooms, office, playground, and play fields.
- Improvement of North Parking lot including regarding, resurfacing, and restriping.
- Replacement of existing bleachers at the three ballfields.
- Purchase and Installation of new children's playground adjacent to North Parking Lot, including any necessary site work or improvements.

It should be noted that the scope of work of the proposed Project will only address the most critical improvements needed at the Wilmington Sports Complex. RAP has identified a need for various additional improvements and upgrades needed at the facility including renovation of the existing ballfields and soccer fields, new site landscaping, irrigation system upgrades, fencing repairs, and sports and security lighting. The implementation of these additional identified improvements is subject to the securing of additional funding sources for long term improvements and upgrades to the facility.

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DONATION FROM LOS ANGELES PARKS FOUNDATION

The Los Angeles Parks Foundation (LAPF) mission is to enhance, expand, and promote public recreation, parks, and open space for the people of Los Angeles. LAPF has received a donation of funds from Marathon Oil, which LAPF has offered to use at Wilmington Athletic Complex to assist RAP in implementing the proposed Project. The amount of the donation that is available for use on the Project is approximately \$836,000. LAPF has offered to fund the purchase and installation of the following elements of the proposed scope of work:

- Replacement of existing bleachers at the three ballfields.
- Purchase and Installation of new children’s playground adjacent to North Parking Lot, including any necessary site work or improvements.

LAPF will select, purchase and install the improvements described above, through direct contracts with its vendors and contractors, at no cost to RAP. LAPF will coordinate with RAP staff on the design, selection, purchase, installation, and all other necessary approvals needed to implements these elements of the project.

PROJECT FUNDING

In additional to the aforementioned donation from LAPF, RAP has secured additional funds to help fund the proposed Project.

The 2021-2022 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 to use of these funds.

The total amount of funding available for the Project is \$2,202,948.07, which is the total budget of the Project 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	\$150,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance Funds	302/89/89727H	\$1,366,948.07	62%
LAPF Donation	N/A	\$836,000.00	38%
Total		\$2,202,948.07	100%

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PROJECT CONSTRUCTION

It is unknown at this time if sufficient funding has been identified for the Project. However RAP plans to proceed with the implementation of the Project with the available funding and will return to the Board, if necessary, to seek approval of any additional needed funding.

See below the anticipated schedule for the proposed Project:

Phase	Duration
Design	January 2024 – June 2024
Bid and Award	September 2024 – November 2024
Construction	December 2024 – November 2025
Post Construction	December 2025 – March 2026

TREES AND SHADE

This Project will have no impact on the existing trees and shade at the Wilmington Athletic Complex.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Project consists of the following:

- Renovation of the existing restroom, which qualifies as: (i) interior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and (ii) restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety.
- Installation of new backflows and lines to support the renovated restrooms, which qualifies as minor alteration to existing public utility services.
- Improvements to the parking lot, which qualifies as minor alterations to an existing parking lot.
- Replacement of the existing bleachers, which qualifies as replacement of existing structures 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 ADA compliant paths and ramps and installation of a new playground, which qualifies as construction and installation of accessory structures.

According to the parcel profile report retrieved July 16, 2024, this area partially 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 or historic zone, but it is located in a methane zone. The proposed Project will be constructed according to the City of Los Angeles Methane Ordinance (Ordinance No. 175790 amending Section 91.106.4.1 and Division 71 of Article 1, Chapter IX of the Los Angeles Municipal Code) and will not expose park patrons to methane seepage.

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When RAP leased the property from the County Sanitation District #8 (Board Report No. 23-124) the agency provided RAP a Phase I Environmental Site Assessment (ESA) report that was completed in 2021. The Phase I ESA report indicated that there were concerns regarding the current and historical on-site oil operations and the current presence of four active oil wells and one historical water disposal well with crude oil storage. The Phase I ESA recommended further investigation based on the current and historical oil operations at the property.

In March 2022 RAP completed a Phase II ESA. The Phase II ESA tested shallow soils for metals and total petroleum hydrocarbons and ambient air and soil vapor methane and hydrogen sulfide across the property and in the vicinity of the active oil wells, crude oil storage tanks, and site building. The Phase II findings reported concentrations of total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd), and motor oil (TPHmo) were below regulatory human health risk screening levels for residential and commercial/industrial soil. Methane and hydrogen sulfide were not detected above laboratory reporting limits in the collected samples. Soil vapor samples did not detect hydrogen above the laboratory reporting limits; however methane concentrations ranged from not detected above laboratory reporting limits to 370 parts per million by volume (ppmv) at 15 feet below ground surface (bgs) adjacent to the crude oil storage tanks. Based on the reported methane concentrations the property may require a Level II Site Design per Division 71 of the Los Angeles Building Code. Metals concentrations were below regulatory human health risk screening levels for residential and commercial/industrial land use and California background levels with the exception of lead, arsenic, and cobalt.

Following Phase II ESA recommendations, RAP prepared a Soil Management Plan (SMP) which outline procedures to implement during any future construction or grading to disturb on site soils. Such measures include additional soil testing as it relates to lead, arsenic, cobalt, and petroleum hydrocarbons; as well as procedures to handle impacted soils and monitor/protect worker safety. The document also recommends to maintain the asphalt pavement to reduce exposure to lead.

Since any grading or construction will adhere to the SMP and no other known projects would involve cumulatively significant impacts, 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.

As of July 16, 2024, 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 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, RAP staff recommends that the Board off 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, Sections 15301(a), 15301(b), 15301(c), 15301(d), 15302 and 15303(e) of California CEQA Guidelines as well as to Article III, Section 1, Classes 1(1), 1(2), 1(3), 1(4), 2 and 3(6) of City CEQA Guidelines.

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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 STATEMENT

The approval of this Report will have no fiscal impact on RAP's General Fund. The estimated cost for the design, development, and construction of the proposed park improvements are anticipated to be funded by Deferred Maintenance or funding sources other than 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.

This Report was prepared by Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

Attachment 1 – Site Plan



**WILMINGTON ATHLETIC COMPLEX
CONCEPTUAL SITE PLAN**

