

# APPROVED

APR 01 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 21-059

DATE April 01, 2021

C.D. 11

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DEL REY LAGOON – PARKING LOT IMPROVEMENTS (PRJ21456) PROJECT – COMMITMENT OF PARK FEES; CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MINOR ALTERATION OF EXISTING SIDEWALKS, PEDESTRIAN AND PARKING LOTS WHICH DOES NOT INCLUDE THE REMOVAL OF SCENIC TREES], CLASS 4(3) [NEW GARDENING, TREE PLANTING, AND LANDSCAPING] AND CLASS 11(6) [PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(c), 15304(b) AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<i>DF</i> _____
V. Israel	_____	N. Williams	_____

*M. Shue*  
 \_\_\_\_\_  
 General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work of the Del Rey Lagoon – Parking Lot Improvements (PRJ21456) Project (Project), as described in the Summary of this Report;
2. Approve the proposed 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 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. Authorize RAP staff to commit from the fund and work order numbers a maximum of Two Hundred Seventy-Five Thousand Dollars (\$275,000.00) in Park Fees for Del Rey Lagoon – Parking Lot Improvements (PRJ21456) Project;

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT073790
Park Fees	302/89/89716H	QT074017
Park Fees	302/89/89716H	QM170494
Park Fees	302/89/89718H	QP000054
Park Fees	302/89/89718H	QP000055
Park Fees	302/89/89718H	QP000618
Park Fees	302/89/89718H	QP001183
Park Fees	302/89/89718H	QP000757

5. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3) [Minor alteration of existing sidewalks, pedestrian and parking lots which does not include the removal of scenic trees], Class 4(3) [New gardening, tree planting, and landscaping] and Class 11(6) [Placement of minor structures accessory to (appurtenant to) existing facilities] of City CEQA Guidelines and Article 19, Sections 15301(c), 15304(b) and 15311 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE);
6. 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,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Del Rey Lagoon is located at 6660 Esplanade Place in the Westchester - Playa del Rey / LAX community of the City. This 10.99-acre facility provides a play area, benches, a baseball field and basketball courts for the surrounding community. Approximately 1,182 City residents live within a one-half mile walking distance of Del Rey Lagoon. Due to the facility's size, features, programs and services it provides, Del Rey Lagoon meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the proposed Project includes improvements to the northern parking lot located on Pacific Ave including:

- Installation of additional American's with Disabilities Act (ADA) compliant parking spots
- Installation of path of travel from the parking lot to the existing restroom building
- Improvements to the adjacent picnic areas and landscaping

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PROJECT FUNDING

Upon approval of this Report, Two Hundred Seventy Five Thousand Dollars (\$275,000.00) in Park Fees can be committed to the proposed Project.

The anticipated pre-qualified on-call contracts will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be Forty Thousand Dollars (\$40,000.00).

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

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89718H	\$162,131.96	59%
Park Fees	302/89/89716H	\$112,868.04	41%
<b>Total</b>		<b>\$275,000.00</b>	<b>100%</b>

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project and construction is anticipated to begin in Spring 2021.

TREES AND SHADE

The proposed Project includes the removal of approximately five (5) trees within the parking lot and proposes to replace the trees with native plants.

ENVIRONMENTAL IMPACT

The proposed Project consists of minor alteration of existing sidewalks, pedestrian and parking lots which does not include the removal of scenic trees; new gardening, tree planting, and landscaping, and placement of minor structures accessory to (appurtenant to) existing facilities. As such, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), Class 4(3) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(c), 15304(b) and 15311 of California CEQA Guidelines. RAP Staff will file an NOE with the Los Angeles County Clerk upon the Board's approval.

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### 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 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

### 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 improvement of the parking lot at the park will enhance the park users' experience.

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