

APPROVED

Sept 04 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-152

DATE September 04, 2025

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ERNEST E. DEBS REGIONAL PARK – RESTROOM REPLACEMENT (PRJ21571) (PRJ21817) PROJECT – MODIFICATION OF SCOPE OF WORK – COMMITMENT OF SUPPLEMENTAL PARK FEES – 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(l)(4) [DEMOLITION AND REMOVAL OF INDIVIDUAL SMALL ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] AND 15303(e) [NEW CONSTRUCTION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(11)(d) AND CLASS 3(6) OF CITY CEQA GUIDELINES

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


General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the modification of scope of work of the Ernest E. Debs Regional Park – Restroom Replacement (PRJ21571) (PRJ21817) Project (Project) and total budget, as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers listed below, a maximum of an additional \$61,000.00 in Park Fees for this Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000784
Park Fees	302/89/89716H	QT074771
Park Fees	302/89/89718H	QP002593
Park Fees	302/89/89718H	QP004414
Park Fees	302/89/89718H	QP003455

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3. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
4. 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;
5. 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(l)(4) [Demolition and removal of individual small accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] and Section 15303(e) [New construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(11)(d) and Class 3(6) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;
6. 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,
7. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Ernest E. Debs Regional Park is located at 4235 Monterey Road in the Montecito Heights community of the City. Ernest E. Debs Regional Park is a 318.62-acre facility that provides hiking trails, ball diamonds, picnic areas, children's play area, and a pond. Due to the facilities, features, programs, and services it provides, Ernest E. Debs Regional Park meets the standards for a Regional Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

Previously, the Board of Recreation and Parks Commissioners (Board) approved the following scope of work for the Project, as further described in Report Nos. 24-139 and 24-185:

- Installation of a pre-fabricated restroom building within the picnic area
- Installation of a new linear concrete walkway to provide Americans with Disabilities Act accessible path of travel from accessible parking to restroom structure
- Demolition of two existing standalone restrooms in the picnic area

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After evaluating existing site conditions, RAP staff has determined that additional funding is required to complete the revised scope of work, detailed below:

- Demolition of existing electrical infrastructure in the picnic area
- Installation of tamper proof pedestal and additional electrical upgrades in the picnic area

PROJECT FUNDING

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 Project has \$972,885.22 in Deferred Maintenance Funds.

Previously, the Board approved the commitment of \$1,009,810.00 in Park Fees to the Project (Report No. 24-262).

Upon approval of this Report, an additional \$61,000.00 in Park Fees can be committed to the Project.

The total amount of funding available for the Project including the supplemental Park Fees is \$2,043,695.52, which is the total budget of the Project inclusive of the budget contingency amount set forth below.

These Park Fees were collected within ten miles of Ernest E. Debs Regional Park, which is the standard distance for the commitment of Park Fees for regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33.E.3. See below for the anticipated pre-qualified on-call contracts and budget contingency amounts that will be used for the Project:

On-Call Contract	Contingency Amount
Park Facility Construction	\$309,000.00
Electrical Construction	\$10,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance	302/89/89727H-ER	\$972,885.22	49%
Park Fees	302/89/89718H	\$1,042,254.78	50%
Park Fees	302/89/89716H	\$28,555.52	1%
Total		\$2,043,695.52	100%

PROJECT CONSTRUCTION

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

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Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	September 2025 – October 2025
Construction	November 2025 – April 2026
Post Construction	May 2026 – June 2026

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Ernest E. Debs Regional Park.

ENVIRONMENTAL IMPACT STATEMENT

On September 5, 2024 the Board determined that the Ernest E. Debs Regional Park – Restroom Replacement is exempt from the provisions of the California Environmental Quality Act (CEQA). The Project's scope of work has changed, as described above, and therefore requires further CEQA analysis.

The proposed Project consists of minor exterior alterations including electrical conveyance; demolition of accessory (appurtenant) structures and new construction of accessory (appurtenant) structures.

According to the parcel profile report retrieved on August 20, 2025, this area resides only partially in a liquefaction zone, and 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 August 20, 2025, 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 – or adjacent to – the Project site. An historic assessment memo concluded that the restroom buildings at Ernest Debs Park are not contributing elements to a historic district nor are they individually eligible under any of the California Register of Historic Resources or National Register of Historic Places criteria and their demolition will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, RAP staff recommends that the 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(l)(4) and 15303(e) of California CEQA Guidelines as well as Article III, Section 1, Class 1(1), Class (11)(d) and Class 3(6) of City CEQA

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Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation 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 Park Fees and 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 Cammie Neo, Planning, Maintenance and Construction Branch, and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.