

APPROVED

Feb 19 2026

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 26-035

DATE February 19, 2026

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO PARK GOLF COMPLEX PARKING LOT PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(c) [MINOR ALTERATION OF EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES]; 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 WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] AND 15304(a) [GRADING ON LAND WITH A SLOPE OF LESS THAN 10 PERCENT] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(3), CLASS 2, AND CLASS 4(1) OF CITY CEQA GUIDELINES

B. Aguirre	<u>BA</u>	M. Rudnick	_____
C. Stoneham	_____	C. Santo Domingo	_____
B. Jones	_____	N. Williams	_____

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve (i) the final plans and specifications for the Rancho Park Golf Complex Parking Lot Project (Project), substantially in the form on file with the Board of Recreation and Parks Commissioners Office; and (ii) the scope of work and the total budget for the Project, as described in this Report;
2. Approve the allocation of \$525,850 in Golf Course Capital Improvement funds from the Golf Capital Improvement Account No. 89G402, Fund 52H, Department 89, Work Order GOCI3230, to the proposed Project;
3. Approve the Project to be bid and constructed through RAP's 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 Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(c) [Minor

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alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities]; 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 will have substantially the same purpose and capacity] and 15304(a) [Grading on land with a slope of less than 10 percent] of California CEQA Guidelines as well as Article III, Section 1, Class 1(3), Class 2, and Class 4(1) 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 staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Rancho Park Golf Complex is located at 10460 W. Pico Blvd., Los Angeles, CA 90064, in Council District 5. Rancho Park Golf Complex is a 27-hole golf facility and includes a driving range and restaurant facilities. It is maintained and operated by RAP staff. The facility's parking lot is in need of repairs and repaving.

PROJECT SCOPE

The scope of work of the Project includes the following:

- ASPHALT – Grind and remove approximately 44,874 SF of existing asphalt; Compact to 95% oil and pave with 3 inches of AR8000 C; Stripe according to A.D.A. standards; Use hot application thermoplastic paint; All work to be A.D.A. compliant and done to green book standards; Create new A.D.A. parking stall to meet A.D.A. compliance requirements.
- CONCRETE WALKWAYS – Remove all existing asphalt and concrete walkways; Grade and compact to 95%; Form and pour new 830 FT x 6 FT 5-inch 3000 P.S.I. concrete with #4 steel rebar, 16 inch on center, medium broom finish; Stress joints every 8 FT; All work to be A.D.A. compliant and done to green book standards.
- CONCRETE CURB – Remove approximately 1,700 Linear FT of existing concrete curb; Form and replace in kind with approximately 1,700 x 8 inch x 6 inch with steel reinforced 12 inch footing using #4 steel rebar; All work to be A.D.A. compliant and done to green book standards.

PROJECT FUNDING

Upon approval of this Report, \$525,850 in Golf Course Capital Improvement funds can be committed to the proposed Project.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Golf Course Capital Improvements	52H/89/89G402/GOC13230	\$525,850	100%
Total		\$525,850	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	March 2026
Design	March 2026
Bid and Award	March 2026
Construction	March 2026 – May 2026
Post Construction	June 2026

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at the Rancho Park Golf Complex.

ENVIRONMENTAL IMPACT

The proposed Project consists of minor alterations of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities with negligent or no expansion of use; 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, and grading on land with a slope of less than 10 percent.

According to the parcel profile report retrieved on February 6, 2026, this site is not within a coastal, historic protection or liquefaction zone. It is in the methane zone, but the renovation of an existing parking lot is not going to expose park patrons to methane seepage. Therefore, 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 February 6, 2026, 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, although these agencies listed site T0603793045 near the Project area (within 1,000 feet), which concerns a leaking underground storage tank in a Fire station; the Regional Water Quality Control Board closed this case in 2000, and it will not affect the proposed Project. According to the Caltrans Scenic Highway Map, there is no scenic highway located within, or

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adjacent to, the proposed Project. The Rancho Park Golf (built in 1921) has been deemed as representative of Public & Private Institutional Development between 1850-1980 in the West Los Angeles Community Planning Area by Survey LA, but the repaving of the parking lot will not affect the historic significance of the site.

Based on this information, RAP 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, Sections 15301(c), 15302 and 15304(a) of California CEQA Guidelines and Article III Section 1, Class 1(3), Class 1(3) and Class 4(1) of City CEQA 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

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 parking lot improvements are anticipated to be funded by Golf Special Fund 52H/89/89G402. The maintenance of the proposed improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Rick Reinschmidt, Golf Manager, Golf Division