

# APPROVED

March 19 2026

## BOARD OF RECREATION AND PARK COMMISSIONERS

### BOARD REPORT

NO. 26-061

DATE March 19, 2026

C.D. 7

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RITCHIE VALENS PARK – RESTROOM REPLACEMENT (PRJ21554) (PRJ21930) PROJECT – COMMITMENT OF SUPPLEMENTAL PARK FEES – EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 5, SECTION 15061(b)(3) [THE ACTIVITY IS COVERED BY THE COMMON-SENSE EXEMPTION THAT CEQA APPLIES ONLY TO PROJECTS WHICH HAVE THE POTENTIAL FOR CAUSING A SIGNIFICANT EFFECT ON THE ENVIRONMENT; WHERE IT CAN BE SEEN WITH CERTAINTY THAT THERE IS NO POSSIBILITY THAT THE ACTIVITY IN QUESTION MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT, THE ACTIVITY IS NOT SUBJECT TO CEQA] OF CALIFORNIA CEQA GUIDELINES AS WELL AS ARTICLE II, SECTION 2(i) 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Approved  X  Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_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 of the modification of the total budget of the Ritchie Valens Park – Restroom Replacement (PRJ21554) (PRJ21930) Project (Project), 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, a maximum of \$381,441.79 in Park Fees for the Project:

FUNDING SOURCE	FUND/DEPT./ACCT. NO.	WORK ORDER NO.
Park Fees	302/89/89718H	QP003373
Park Fees	302/89/89718H	QP003366
Park Fees	302/89/89718H	QP004566

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;

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- 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 exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 5, Section 15061(b)(3) [The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment; where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA] of California CEQA Guidelines as well as Article II, Section 2(i) 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

Ritchie Valens Park is located at 10731 Laurel Canyon Boulevard in the Pacoima community of the City. This 25.77-acre facility provides multipurpose fields, tennis and basketball courts, a swimming pool, a skate plaza, play areas, and a recreation center for the surrounding community. Approximately 7,150 City residents live within a one-half mile walking distance of Ritchie Valens Park. Due to the size of the park, and the facilities, features, and programs it provides, Ritchie Valens Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On June 15, 2023, the Board of Recreation and Park Commissioners (Board) approved the following scope of work (Report No. 23-123) for the Project:

- Demolition of existing restroom and installation of a restroom building in same location as the existing restroom.
- Installation of a new linear concrete walkway to provide Americans with Disabilities Act (ADA) accessible path of travel from accessible parking to restroom structure.
- Improvements to landscaping and irrigation.

RAP staff has determined that additional funding is required to complete the previously approved scope of work.

### PROJECT FUNDING

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Previously, the Board approved scope of work and total budget of \$1,222,500.00 for the Ritchie Valens Park – Restroom Replacement Project (Report No. 23-123). Upon approval of this Report, an additional \$381,441.79 in Park Fees can be committed to the Project.

The total amount of funding available for the Project including the supplemental Park Fees is \$1,603,941.79, 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:

<b>On-Call Contract</b>	<b>Contingency Amount</b>
Park Facility Construction	\$320,788.36

The Park Fees were collected within five miles of Ritchie Valens Park, 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>
Deferred Maintenance Funds	302/89/727H-RR	\$772,500.00	48%
CDBG (PY47)	424/21/21V466	\$450,000.00	28%
Park Fees	302/89/89718H	\$381,441.79	24%
<b>Total</b>		<b>\$1,603,941.79</b>	<b>100%</b>

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified and construction for the Project began in January 2025 and is expected to be completed in Spring 2026.

TREES AND SHADE

The Project will have no impact on the existing trees and shade at Ritchie Valens Park.

ENVIRONMENTAL IMPACT

The Board approved the proposed Project on June 15, 2023 (Report No. 23-123) and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA). A Notice of Exemption was filed with the Los Angeles County Clerk on July 24, 2023.

The Board action proposed in this Report consists of increasing the funding for the Project and

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does not modify the scope of work. As no change of scope is proposed, the proposed budget increase is not expected to have the potential for causing a significant effect on the environment. Based on these considerations, staff recommends that the Board determines that the proposed action is exempt from the provisions of CEQA pursuant to Article 5, Section 15061(b)(3) of California CEQA Guidelines and Article 2, Section 2(i) of Los Angeles CEQA Guidelines. Staff will file a Notice of Exemption upon Board's approval.

### 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 park improvements are anticipated to be funded by Deferred Maintenance Funds, CDBG, Park Fees or funding sources other than RAP's General Fund. The maintenance of the park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Stephen Hartounian, Architectural Associate II, Planning, Maintenance and Construction Branch.