

APPROVED

July 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-154

DATE July 18, 2024

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAKE STREET RECREATION CENTER – ROOF AND HVAC REPLACEMENT (PRJ21787) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [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 AS THE STRUCTURE REPLACED] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 AND CLASS 2(6) OF CITY CEQA GUIDELINES

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|-------------|-------|------------------------|-----------|
| 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Approved X Disapproved _____ Withdrawn _____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 Lake Street Recreation Center – Roof and HVAC Replacement (PRJ21787) Project (Project), as described in the Summary of this Report;
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. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 [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 as the structure replaced] of California CEQA Guidelines and Article III, Section 1, Class 2 and Class 2(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;
5. 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,

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- 6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Lake Street Park is located at 227 North Lake Street in the historic Filipinotown area of the City. This 1.52 acre park includes a recreation center, a children’s play area, outdoor basketball court and skate park. Approximately 12,059 City residents live within a one half (1/2) mile walking distance of Lake Street Park. Due to the facilities, features, programs, and services it provides, Lake Street Park 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 the following:

- Replacement of the roof and HVAC

PROJECT FUNDING

The 2021-22 Adopted Budget included \$75,00,000.00 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 for the use of these funds.

The total amount of funding available for the Project is \$1,090,105.00 which is the total budget for the roof only inclusive of the budget contingency amount set forth below.

RAP staff will prepare a future report for the Board of Recreation and Park Commissioners’ consideration that identifies funding for the HVAC once bids have been received.

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 |
|-------------------------|---------------------------|
| Roof Construction | \$200,000.00 |
| HVAC Construction | TBD |

FUNDING SOURCE MATRIX

| Source | Fund/Dept/Acct | Amount | Percentage |
|----------------------------|-----------------------|-----------------------|-------------------|
| Deferred Maintenance Funds | 302/89/89727H | \$1,090,105.00 | 100% |
| Total | | \$1,090,105.00 | 100% |

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PROJECT CONSTRUCTION

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

| Phase | Duration |
|-------------------|----------------------------|
| Predesign | NA |
| Design | NA |
| Bid and Award | March 2024 – July 2024 |
| Construction | August 2024 – January 2025 |
| Post Construction | February 2025 – June 2025 |

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Lake Street Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of 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 as the structure replaced.

According to the parcel profile report retrieved on May 21, 2024, this area does not reside in a liquefaction, coastal, or historic zone. It does reside in the methane zone and appropriate methane dissipation systems will be integrated in the proposed Project. With these measures 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 May 21, 2024, 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. They listed four leaking underground storage tanks near the Project area (within 1,000 feet). The SWRCB closed RB Case # 900570107 in 1998 after remediation and closed RB Case # 900260107 and RB Case #:900260098 respectively in 2013 and 2014 as low threat sites after soil and liquid contaminants removal. RB Case # 900260225 is still open and undergoing remediation under DTSC's supervision, but does not represent a threat to the recreation center. 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 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, Section 15302 of California CEQA Guidelines as well as to Article III, Section 1, Class 2 and Class 2(6) of City CEQA Guidelines. RAP 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.

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FISCAL IMPACT

The approval of this commitment of Deferred Maintenance 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 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.