

# APPROVED

MAY 05 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-106

DATE May 05, 2022

C.D. 9

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CENTRAL RECREATION CENTER – POOL BUILDING IMPROVEMENTS (PRJ21623) 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(1) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15301(a) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>FuE</i> C. Santo Domingo	<i>DF</i> _____
J. Kim	_____	N. Williams	_____

  
\_\_\_\_\_  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and total budget of the Central Recreation Center – Pool Building Improvements (PRJ21623) 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 One Hundred Thousand, Nine Hundred Fifty-Two Dollars and Sixty Three Cents (\$100,952.63) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000927
Park Fees	302/89/89718H	QP000890
Park Fees	302/89/89718H	QP000922
Park Fees	302/89/89718H	QP000776
Park Fees	302/89/89718H	QP000873
Park Fees	302/89/89718H	QP000728
Park Fees	302/89/89718H	QP000819
Park Fees	302/89/89718H	QP000822
Park Fees	302/89/89718H	QP000802
Park Fees	302/89/89718H	QP000535

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000710
Park Fees	302/89/89718H	QP000716
Park Fees	302/89/89718H	QP000677
Park Fees	302/89/89718H	QP000560

3. Approve the proposed 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 Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such construction contracts as set forth in this Report.
5. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use] of City CEQA Guidelines and Article 19, Section 15301(a) of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
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 a NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Central Recreation Center is located at 1357 East 22nd Street in the South Los Angeles area of the City. This 1.45-acre park provides a lighted athletic field, children's play area, swimming pool, and a recreation center for the surrounding community. Approximately 11,474 residents live within a one-half (½) mile walking distance of Central Recreation Center. Due to the facilities, features, programs, and services it provides, Central Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The scope of the proposed Project includes the following:

- Complete painting of the interior of the pool building, including walls, ceilings, doors, floors, offices, hallways, all restrooms, shower rooms, storage rooms and lobby areas.
- Preparatory work, including degreasing, hydro washing, sanding, scraping, abrasive scrubbing to remove existing oil, dust, mildew, peeling paint or other contamination from surfaces prior to painting.
- Replacement of plumbing equipment in the Men's and Women's restrooms.

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PROJECT FUNDING

Upon approval of this Report, One Hundred Thousand, Nine Hundred Fifty-Two Dollars and Sixty-Three Cents (\$100,952.63) in Park Fees can be committed to the proposed Project, which will be the total budget for this Project inclusive of the budget contingency amount set forth below.

The anticipated pre-qualified on-call contracts for this Project will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be Ten Thousand Dollars (\$10,000.00).

These Park Fees were collected within five (5) miles of Central Recreation Center, 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	\$100,952.63	100%
<b>Total</b>		<b>\$100,952.63</b>	<b>100%</b>

PROJECT CONSTRUCTION

Staff has determined that sufficient funding has been identified for the proposed Project. It is anticipated to begin construction in Spring 2022.

TREES AND SHADE

The proposed Project will have no impact on the existing trees and shade at Central Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations involving remodeling or minor construction where there be negligible or no expansion of use.

According to the parcel profile report retrieved on April 8, 2022, this area is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the 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 April 8, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) has not listed the Project site or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the project or within the project site. Furthermore, the Project is not located in

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proximity of a known historical resources and will not cause a substantial adverse change in the significance of a historical resource.

As such, RAP Staff recommends that the Board of Recreation and Parks Commissioners (Board) determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) of City CEQA Guidelines and Article 19, Section 15301(a) of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

### FISCAL IMPACT

The approval of this commitment of Park Fees for this Project 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 no overall 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 improvements to the pool building at Central Recreation Center will enhance the park user's experience and increase safety.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Construction and Maintenance Branch.