

# APPROVED

FEB 04 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

### BOARD REPORT

NO. 21-020

DATE February 04, 2021

C.D. 8

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MOUNT CARMEL RECREATION CENTER – BUILDING IMPROVEMENTS (PRJ21416) 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 ALTERATIONS INVOLVING MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(4) [REHABILITATION OF DETERIORATED MECHANICAL SYSTEMS TO MEET CURRENT STANDARDS OF SAFETY] AND CLASS 2(6) [REPLACEMENT OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15301(a), 15301(d) AND 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz \_\_\_\_\_ M. Rudnick \_\_\_\_\_  
H. Fujita \_\_\_\_\_ *for* C. Santo Domingo *DF* \_\_\_\_\_  
V. Israel \_\_\_\_\_ N. Williams \_\_\_\_\_

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

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work of the Mount Carmel Recreation Center – Building Improvements (PRJ21416) 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 Four Hundred Forty Thousand Dollars (\$440,000.00) 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	QP000129
Park Fees	302/89/89718H	QP001319
Park Fees	302/89/89718H	QP000979
Park Fees	302/89/89718H	QP001250
Park Fees	302/89/89718H	QP000012
Park Fees	302/89/89718H	QP000017
Park Fees	302/89/89718H	QP000038
Park Fees	302/89/89718H	QP000049

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000187
Park Fees	302/89/89718H	QP000027
Park Fees	302/89/89718H	QP000215
Park Fees	302/89/89718H	QP000446

3. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) [Interior alterations involving minor construction where there be negligible or no expansion of use], Class 1(4) [Rehabilitation of deteriorated mechanical systems to meet current standards of safety] and Class 2(6) [Replacement of existing heating and air-conditioning systems] of City CEQA Guidelines and Article 19, Section 15301(a), 15301(d) and 15302 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
4. 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
5. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Mount Carmel Recreation Center is located at 830 West 70<sup>th</sup> Street in the South Los Angeles community of the City. This 3.41-acre facility includes a recreation center, basketball courts, children's play area, and ball diamond. Approximately 11,824 City residents live within a one-half mile walking distance of Mount Carmel Recreation Center. Due to the facilities, features, programs, and services it provides, Mount Carmel Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed Mount Carmel Recreation Center – Building Improvements (PRJ21416) Project will include:

- replacement of the Heating, Ventilation and Air Conditioning System (HVAC) system
- replacement of the fire life safety system.

The replacement of the HVAC and fire life safety system will not impact the existing programs at this site.

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PROJECT FUNDING

Upon approval of this Report, Four Hundred Forty Thousand Dollars (\$440,000.00) in Park Fees can be committed to the proposed Project.

These Park Fees were collected within five (5) miles of Mount Carmel Recreation Center, which is the standard distance for the allocation of Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$440,000.00	100%
<b>Total</b>		\$440,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the proposed Project and construction is anticipated to begin in February 2021.

TREES AND SHADE

The proposed Project will not have any impact on the existing trees and shade at Mount Carmel Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations involving minor construction where there be negligible or no expansion of use, rehabilitation of deteriorated mechanical systems to meet current standards of safety and replacement of existing heating and air-conditioning systems. As such, RAP staff recommends that the Board of Recreation and Parks (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(4) and Class 2(6) of City CEQA Guidelines and Article 19, Section 15301(a), 15301(d) and 15302 of California CEQA Guidelines. RAP Staff will file an NOE with the Los Angeles County Clerk upon the 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 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.

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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:** Improvements to the HVAC and fire life safety systems will enhance the park user's experience and park safety.

This Report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.