

APPROVED

Sept 01 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-218

DATE September 01, 2022

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: STONER RECREATION CENTER – PARK IMPROVEMENTS (PRJ21634) 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]; CLASS 1(3) [OPERATION, REPAIR, MAINTENANCE OR MINOR ALTERATION OF EXISTING PEDESTRIAN TRAILS]; CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS]; CLASS 2 [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]; CLASS 11(5) [SIGNS LOCATED ON CITY PROPERTY MANAGED BY A CITY DEPARTMENT WHICH HAS A SIGN POLICY ADOPTED BY ITS BOARD OF COMMISSIONERS] AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301, 15302 AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz _____ M. Rudnick _____
H. Fujita _____ C. Santo Domingo DF
B. Jackson _____ N. Williams _____

[Signature]
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

- 1. Approve the scope of work and total budget for the Stoner Recreation Center – Park Improvements (PRJ21634) Project (Project) as described in this Report;
2. Authorize Department of Recreation and Park (RAP) staff to commit from the following fund and work order numbers, a maximum of One Million, Eight Hundred One Thousand, Three Hundred Twenty-Nine Dollars and Nineteen Cents (\$1,801,329.19) in Park Fees, for the proposed Project:

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT072298
Park Fees	302/89/89716H	QT073387
Park Fees	302/89/89716H	QM153312
Park Fees	302/89/89718H	QP002785
Park Fees	302/89/89718H	QP002604
Park Fees	302/89/89718H	QP002866

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 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 III, Section 1, Class 1(1) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use]; Class 1(3) [Operation, repair, maintenance or minor alteration of existing pedestrian trails]; Class 1(12) [Outdoor lighting and fencing for security and operations]; Class 2 [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]; Class 11(5) [Signs located on City property managed by a City department which has a sign policy adopted by its Board of Commissioners] and Class 11(6) [Construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities] of City CEQA Guidelines and Article 19, Sections 15301, 15302 and 15311 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 Notice of Exemption (NOE); and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

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SUMMARY

Stoner Recreation Center is located at 1835 Stoner Avenue in the West Los Angeles community of the City. This 8.65-acre facility provides a variety of services and programs to the surrounding community, including baseball, basketball, football, soccer, ballet, science and senior programs. Stoner Recreation Center also includes both a swimming pool and a playground. Approximately 11,928 City residents live within a one-half mile walking distance of Stoner Recreation Center. Due to the facilities, features, programs, and services it provides, Stoner 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:

- Refurbishment of the existing playground.
- Demolition and replacement of the third and fourth tennis courts.
- Improvements to the interior basketball court, including motorization for the retractable backstops.
- Improvements to the sports field lighting, including adding LED lighting to the first field, which is currently unlit, and upgrading the existing lighting in the other two fields to LED lighting.
- Development of a new picnic area west of the recreation center building, which includes reconfiguring the area to develop two separate picnic areas to take advantage of the existing shade trees and adding new amenities, such as barbeques, tables, and hydration stations.
- Pathway improvements to connect the skate park to the new sidewalk.
- Site drainage improvements.
- Various site landscaping improvements and amenities, including bulletin boards, a new park sign at the corner, minor fencing work around the fields, and various improvements to walkway areas and planter areas.

PROJECT FUNDING

Upon the approval of this Report, One Million, Eight Hundred One Thousand, Three Hundred Twenty-Nine Dollars and Nineteen Cents (\$1,801,329.19) in Park Fees can be committed to the proposed Project, which is the total budget for this Project inclusive of the budget contingency amount set forth below.

The following anticipated pre-qualified on-call contracts and budget contingency amounts will be utilized for the Project:

On-Call Contract	Budget Contingency Amount
Park Facility Construction	\$120,000.00
Playground Construction	\$120,000.00
Electrical/Lighting	\$120,000.00

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These Park Fees were collected within five (5) miles of Stoner Recreation Center, which is the standard distance for the commitment of the 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	302/89/89716H	\$1,700,852.44	94%
Park Fees	302/89/89718H	\$100,476.75	6%
Total		\$1,801,329.19	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project and construction will begin in Winter 2022.

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of:

- interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use;
- minor alteration of existing pedestrian trails;
- outdoor lighting and fencing for security and operations;
- 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;
- signs located on City property managed by a City department which has a sign policy adopted by its Board of Commissioners;
- placement of minor structures accessory to (appurtenant to) existing institutional facilities.

According to the parcel profile report retrieved on August 4, 2022, this area does not reside in a liquefaction zone. Liquefaction and is not within a coastal, methane, or historic zone, so 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 August 4, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the

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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 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 Parks Commissioners' (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(3), Class 1(12), Class 2, Class 11(5) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301, 15302 and 15311 of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk 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 proposed park improvements are anticipated to be funded by Park Fees or funding sources other than the 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.

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 Stoner Recreation Center will increase safety and enhance the park users' experience.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.