

APPROVED

AUG 17 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-148

DATE August 17, 2023

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROSECRANS RECREATION CENTER – FENCING IMPROVEMENT (PRJ21710) PROJECT – ACCEPTANCE OF DONATION – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [REPLACEMENT OR RECONSTRUCTION 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] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 OF CITY CEQA GUIDELINES

B. Aguirre _____	For	M. Rudnick _____
B. Jones _____		*C. Santo Domingo <u>DF</u>
B. Jackson _____		N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Rosecrans Recreation Center – Fencing Improvement (PRJ21710) Project (Project) as set forth in this Report;
2. Accept a donation from Prologis, Inc. in the amount of Four Hundred Fifty Thousand Dollars (\$450,000.00) for the proposed Project;
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 proposed 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 19, Section 15302 [Replacement or reconstruction 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] of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA

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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

Rosecrans Recreation Center is located at 840 West 149th Street in the Harbor Gateway community of the City. This 10.55-acre property includes baseball fields, soccer fields, a children's play area, a gymnasium, and picnic areas. Approximately 2,059 City residents live within a one half-mile walking distance of Rosecrans Recreation Center. Due to the facilities, features, programs, and services it provides, Rosecrans Recreation Center meets the standard for a Community Park as defined in the City's Public Recreation Plan.

On April 4, 2023, RAP received a letter from Prologis, Inc., a real estate investment trust company (Prologis), expressing interest in donating Four Hundred Fifty Thousand Dollars (\$450,000.00) for the replacement of the southern fence adjacent to the ball fields at Rosecrans Recreation Center (Attachment 2). Prologis is currently developing the Prologis Vermont and Redondo Project, which is located to the south of Rosecrans Recreation Center just beyond the South Pacific Railroad. The development includes construction, use, and maintenance of a one-story (with a 25,000- square-foot mezzanine), 53-foot tall, 340,298- square-foot warehouse/manufacturing/high-cube warehouse/distribution center with a total of 194 automobile parking spaces and 32 bicycle parking spaces. The development also includes 36 dock high truck loading positions and parking for up to 71 trailers (ENV-2017-1015-EIR).

PROJECT SCOPE

The scope of the Project includes the following:

- Demolition of the entire length of the existing chain link fence along the south side of Rosecrans Recreation Center between S. Menlo Ave. and S. Vermont Ave.
- Installation of a new 8' high tubular steel fence in the location of the existing fence

The location of the proposed Project is shown in Attachment 1.

PROJECT FUNDING

Prologis will pay the aforementioned donation to RAP directly, which will be deposited into a RAP account, and RAP staff will implement the proposed Project. RAP staff has determined that the donation amount of \$450,000 will be sufficient to fund 100% of the total design, construction and installation costs of the Project.

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The anticipated pre-qualified on-call contracts for this Project will be for Fencing Work, Retrofit, Maintenance and/or Repairs. The budget contingency amount for the Park Facility Construction Contract will be Seven Thousand, Six Hundred Eighty Dollars (\$7,680).

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Donation	TBD	\$450,000.00	100%
Total		\$450,000.00	100%

RAP staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Fall 2023.

TREES AND SHADE

It is anticipated that four (4) trees will be removed as part of the proposed Project: one (1) Chinese Elm - *Ulmus parvifolia*, one (1) Swamp Mahogany - *Eucalyptus robusta*, and two (2) Brazilian Pepper Tree - *Schinus terebinthifolia*. Per RAP Forestry staff, these trees are voluntary trees and do not need to be replaced.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of existing structure where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity.

According to the parcel profile report retrieved July 3, 2023, this area resides in a methane buffer zone, but since the project does not include enclosed spaces, the construction of this Project will not create conditions that could lead public exposure to harmful methane emissions. This site is not within a coastal, liquefaction, 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 July 3, 2023, 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 Project site, but have listed RB Case #: 902470089 near the Project area (within 1000 feet). The site is a former gas station, where the tanks have been removed and a remediation project has removed vapor state hydrocarbons from the soil. The Regional Water Quality Control Board closed the case in 2012, because the residual soil and groundwater contamination is unlikely to cause significant human health and environmental risk. 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.

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Based in this information, 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 19, Section 15302 of California CEQA Guidelines and to Article III, Section 1, Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The acceptance of this donation 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 the donation or funding sources other than the 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 replacement of the fence at Rosecrans Recreation Center will enhance the park users' safety.

This report was prepared by Meghan Luera, Senior Management Analyst I, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Location of Fence Demolition and new Fence Installation
- 2) Attachment 2 – Letter from Prologis

ATTACHMENT 1





April 4, 2023

Via email

Mr. Jimmy Kim
City of Los Angeles Department of Recreation and Parks
221 N. Figueroa Street
Los Angeles, CA 90012
Phone: 213.202.2633
Email: jimmy.kim@lacity.org

Re: Donation Support for Rosecrans Recreation Center

Dear Mr. Kim,

I hope this email finds you well. I work for Prologis, a leader in logistics real estate that calls California home. We've been part of the LA area community for more than 30 years. Our employees live and work here, and we know the community and its needs well.

As you may know, the Prologis team is redeveloping a site located at the NE corner of South Vermont Avenue and West Redondo Beach Boulevard. Called Harbor Gateway North, we're working hard to transform the idle, vacant site and build a sustainable and modern logistics facility that will create jobs, contribute to the local economy and help deliver the goods people and businesses need.

As typical with our projects, we present our plans to the City and the community and invite feedback. It's through this that we learned about security concerns at Rosecrans Recreation Center, a local center and playground near Harbor Gateway North.

On behalf of Prologis, our L.A. team would like to contribute \$450,000 toward the construction of a boundary fence around the center to help address safety concerns and improve the quality and use of the center. We hope that addition will help make the recreation center even more beneficial to the local neighborhood and broader community.

We look forward to working with you. If you have any questions, please reach out.

Thanks,

A handwritten signature in black ink, appearing to read "D.J. Arellano".

D.J. Arellano
Vice President, Prologis

cc:

Deanne Dedmon
Darryl Ford
Lauren Achtemeier