

APPROVED

APR 04 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-063

DATE April 04, 2024

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH HOLLYWOOD PARK – BUILDING AND SECURITY IMPROVEMENTS (PRJ21752) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(c) [EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES (THIS INCLUDES ROAD GRADING FOR THE PURPOSE OF PUBLIC SAFETY), AND OTHER ALTERATIONS SUCH AS THE ADDITION OF BICYCLE FACILITIES] AND SECTION 15303(e) [ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(3) AND CLASS 3(6) OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for C. Santo Domingo DF
B. Jackson _____ N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the North Hollywood Park – Building & Security Improvements (PRJ21752) 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 Three Hundred Thousand Dollars (\$300,000.00) 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	QP002247
Park Fees	302/89/89718H	QP002038

3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;

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4. 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;
5. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(c) [Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations such as the addition of bicycle facilities] and Section 15303(e) [Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 1(3) and Class 3(6) of City 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 an NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

North Hollywood Park is located at 5301 Tujunga Avenue in the North Hollywood area of the City. This 55.60-acre park provides a recreation center, swimming pool, children's play area, skate park, walking path, baseball diamonds, multipurpose fields and a roller hockey rink. Approximately 15,152 City residents live within one-half mile walking distance of North Hollywood Park. Due to the facilities, features, programs, and services it provides, North Hollywood Park and Recreation Center 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 security improvements to the area around the childcare building and senior center building, improvements to fencing, improvements to paths of travel, and the installation of window security screens at the senior center building.

The specific scope items are as follows:

- Install two (2) 12-foot Rhino gates at driveway
- Remove and replace asphalt from parking lot
- Restripe parking lot allowing for three (3) ADA spaces
- Replace all undamaged parking blocks
- Remove and replace concrete sidewalk
- Smooth and reinforce all concrete sidewalks
- Install approximately 100 feet of 8-foot tubular steel fencing around the child care building

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- Install approximately 100 feet of 8-foot tubular steel fencing around the senior center building
- Install four (4) 6-foot gates in specified areas around breezeway
- Install approximately 10 feet of 8-foot tubular fencing around the eastside of the recreation center
- Remove existing chain link fencing on the westside of the recreation center
- Install approximately 80 linear feet of 8-foot 6-inch tubular fencing with two (2) 6-foot by 8-foot gates placed in specified areas
- All tubular fencing to be the same material and specifications

PROJECT FUNDING

Upon approval of this Report Three Hundred Thousand Dollars (\$300,000.00) in Park Fees can be committed to the proposed Project, which is the total budget including the budget contingency amount set forth below.

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
Park Facility Construction	\$60,000.00

The Park Fees were collected within five (5) miles of North Hollywood Park, 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

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$300,000.00	100%
Total		\$300,000.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project.

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	April 2024 – June 2024
Construction	July 2024 – August 2024
Post Construction	September 2024 – February 2025

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TREES AND SHADE

RAP does not anticipate that there will be any impact on the existing trees and shade at North Hollywood Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of repairs of existing sidewalks, gutters, bicycle, pedestrian trails, and similar facilities and installation and installation of accessory (appurtenant) structures including fences.

According to the parcel profile report retrieved March 7, 2024, this area resides in a liquefaction zone and a methane zone. The construction of this Project will not create conditions that could lead to liquefaction and since the project includes construction only on outdoors element, it is not likely to affect methane seepage.

This site is not within a coastal 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 March 7, 2024, 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. They have listed RB Case # 916011061, RB Case # 916011043 and Case SLT43706704 near the Project area (within 1,000 feet). RB Case # 916011061 and RB Case # 916011043 are leaking underground storage tanks in former gas stations. The SWRB closed Case # 916011061 in 2011, and Case # 916011043 in 2021. Case SLT43706704 is a former rental car parking lot which was previously a gas station, a car repair and a cleaner. It has gone through remediation, but it is still under the DTSC, waiting for final closure. None of these cases is listed as a hazardous waste site under Government Code Section 65962.5. 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 15301(c) and Section 15303(e) of California CEQA Guidelines as well as to Article III, Section 1, Class 1(3) and Class 3(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

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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 minimal impact to existing maintenance service at this facility.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.