

APPROVED

APR 04 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-067


DATE April 04, 2024

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HERMON PARK – RESTROOM RENOVATION (PRJ21565) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES], SECTION 15301(c) [ALTERATIONS TO EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES], SECTION 15302(c) [REPLACEMENT OR RECONSTRUCTION OF EXISTING UTILITY SYSTEMS AND/OR FACILITIES INVOLVING NEGLIGIBLE OR NO EXPANSION OF CAPACITY], AND SECTION 15331 [RESTORATION, PRESERVATION, CONSERVATION OR RECONSTRUCTION OF HISTORICAL RESOURCES IN A MANNER CONSISTENT WITH THE SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING, AND RECONSTRUCTING HISTORIC BUILDINGS] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(3), AND CLASS 2(3) OF CITY CEQA GUIDELINES

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



 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Hermon Park – Restroom Renovation (PRJ21565) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. 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;
4. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a) [Interior or exterior alterations involving such things as interior partitions, plumbing, and

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electrical conveyances], Section 15301(c) [Alterations to existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities], Section 15302(c) [Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity], and Section 15331 [Restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(3), and Class 2(3) of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research.

5. 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,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Hermon Park is a part of Arroyo Seco Park, which provides a playground, tennis courts and picnic areas. Approximately 12,379 City residents live within a half-mile walking distance of Arroyo Seco Park. Due to the size of the park, and the facilities and features and programs it provides, Hermon Park meets the standard for a community park, as defined in the City's Public Recreation Plan. Arroyo Seco Park is located at 5568 Via Marisol in the Arroyo Seco community of the city. This 85.97-acre park provides tennis courts, playgrounds, baseball diamonds, a dog park and picnic areas for the surrounding community.

PROJECT SCOPE

The scope of work of the proposed Project includes the following:

- Interior demolition of multi-stall restrooms
- Construction of two gender neutral, single occupancy, ADA accessible restrooms
- Improvements to path of travel
- Appropriate sewer and water line replacement
- Minor electrical work
- Exterior refurbishments consistent with historical guidelines

PROJECT FUNDING

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. This Project is one of the Park Projects that RAP has identified for the use of these funds.

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The total amount of funding available for the Project is One Million, Seven Hundred Twenty-Eight Thousand, Eight Hundred Dollars (\$1,728,800.00), which is the total budget inclusive of 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	\$288,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance Funds	302/89/89727H	\$1,728,800.00	100%
Total		\$1,728,800.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. See below the anticipated schedule for the proposed Project:

Phase	Duration
Predesign	January 2024 – March 2024
Design	April 2024 – August 2024
Bid and Award	August 2024 – October 2024
Construction	November 2024 – April 2025
Post Construction	April 2024 – September 2025

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Hermon Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior and exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; minor alterations to existing pedestrian trails; reconstruction of existing utility systems and/or facilities involving no expansion of capacity; and rehabilitation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

According to the parcel profile report retrieved on March 19, 2024, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic zone, so there is no reasonable possibility that the proposed Project may impact an environmental resource of hazardous or

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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 19, 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. The SWCB and DTSC have listed three leaking underground storage tanks within 1,000 form the Project site: RB Case 900420043, RB Case # 900420025 and RB Case 900420052. The SWCB closed the first two on August 1996 and is in the process of remediating the third. The contamination plume detected does not affect the project site and none of these sites are listed as a hazardous waste site under Government Code Section 65962.5. The site is adjacent to the Arroyo Seco Freeway, a federally designated historic scenic highway (NRHP 10001198), but the demolition of the remnants of the damaged structures will not affect the scenic and historic nature of the freeway. The Los Angeles City Wide Survey (SurveyLA) conducted in 2017 determined that Hermon Park is a historic resource with a period of significance from 1923 through 1932 and is eligible for listing on the California Register of Historical Resources (CRHR), in the National Register of Historic Places (NRHP), and local listing or designation. An historic review of the restroom building has concluded the structure is eligible for listing in NRHP and on CRHR as a contributing element—a support structure—to the Hermon Park Historic District. The study recommends that the rehabilitation of the building be conducted according to the Secretary of the Interior Standard Treatment of Rehabilitation, to avoid any substantial adverse change in the significance of a historical resource.

Based in this information, 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(a), Section 15301(c), Section 15302(c) and Section 15331 of California CEQA Guidelines as well as to Article III, Section 1, Class 1(1), class 1(3) and Class 2(3) of City CEQA Guidelines. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

FISCAL IMPACT

The approval of this commitment of Deferred Maintenance 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 Deferred Maintenance 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.