

BOARD REPORT

NO. 23-048

DATE March 2, 2023

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MARTIN LUTHER KING, JR. PARK – PARK IMPROVEMENTS (PRJ21553) PROJECT – 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(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS], CLASS 2 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED], AND CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT AND/OR INDUSTRIAL FACILITIES REQUIRED FOR SAFETY, HEALTH, THE PUBLIC CONVENIENCE, OR ENVIRONMENTAL CONTROL INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE] OF CITY CEQA GUIDELINES AND CHAPTER 19, SECTIONS 15301(a), 15302, AND 15303 OF CALIFORNIA CEQA GUIDELINES

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|------------|------------|-------------------|-----------|
| B. Aguirre | <u>for</u> | M. Rudnick | <u>DF</u> |
| H. Fujita | _____ | *C. Santo Domingo | _____ |
| B. Jackson | _____ | N. Williams | _____ |



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Martin Luther King, Jr. Park– Park Improvements (PRJ21553) Project (Project), as described in the Summary of this Report;
2. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
3. 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;

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4. 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 or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], Class 1(12) [Outdoor lighting and fencing for security and operations], Class 2 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced] and Class 3(4) [Installation of new equipment and/or industrial facilities required for safety, health, the public convenience, or environmental control involving negligible or no expansion of use] of City CEQA Guidelines as well as Chapter 19, Sections 15301(a), 15302, and 15303 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
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 a NOE; and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Martin Luther King, Jr. Park is located at 3916 South Western Avenue in the South Los Angeles area of the City. This 8.33-acre facility provides a baseball diamond, basketball courts, children's play area, picnic tables, tennis courts and a recreation center for the surrounding community. Approximately 6,857 City residents live within a one-half mile walking distance of Martin Luther King, Jr. Park. Due to the size of the park, and the facilities, features, and services it provides, Martin Luther King, Jr. Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed Project includes the following:

- Replacement of the playground safety surfacing.
- New LED Sport Field Lighting for the synthetic soccer field.
- Park pedestrian and security lighting improvements.
- Installation of additional security cameras throughout the park.
- Recreation center renovations including ADA improvements, flooring improvements, and kitchen upgrades.

PROJECT FUNDING

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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. The proposed Project is one of the park projects that RAP has identified for the use of these funds.

The proposed Project was awarded Five Hundred Ninety Thousand, One Hundred Twenty-Five Dollars (\$590,125.00) in Community Development Block Grant (CDBG) funds from the 2022-23 Program Year 48 (CF No. 21-1186-S2).

The total amount of funding available for the proposed Project is One Million, Two Thousand, One Hundred Twenty-Five Dollars (\$1,002,125.00), which will be the total budget for this Project inclusive of the budget contingency amounts set forth below.

It is anticipated that the following pre-qualified on-call contracts will be used for the Project with the following budget contingency amounts:

| On-Call Contract | Budget Contingency Amount |
|-------------------------|----------------------------------|
| Electrical/Lighting | \$50,000.00 |
| Park Facilities | \$75,000.00 |

FUNDING SOURCE MATRIX

| Source | Fund/Dept/Acct | Amount | Percentage |
|----------------------------|-----------------------|-----------------------|-------------------|
| Deferred Maintenance Funds | 302/89/727H | \$412,000.00 | 41% |
| CDBG (PY 48) | 424/21/21W218 | \$590,125.00 | 59% |
| Total | | \$1,002,125.00 | 100% |

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Martin Luther King, Jr. Park.

ENVIRONMENTAL IMPACT

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The proposed Project includes the following:

- Interior alterations involving minor construction where there be negligible or no expansion of use;
- Outdoor lighting for security and operations;
- Replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced;
- Installation of new equipment required for safety, health and the public convenience.

According to the parcel profile report retrieved January 26, 2023 this area resides in a liquefaction zone. The construction of this project will not create conditions that could lead to liquefaction. This is a highly developed area where the maintenance and repair of buildings occurs regularly without incident and, as such, this is not an unusual circumstance.

This site is not within a coastal, historic, methane buffer zone, hazardous waste or borderline zone, so there is no reasonable possibility that the project will 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 January 26, 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 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 project or within the project site. Furthermore, the project is not located in proximity of a known historical resource and will not cause a substantial adverse change in the significance of a historical resource.

Based on this information, RAP staff recommends that the Board of Recreation and Parks Commissioners (Board) determines 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), Class 1(12), Class 2 and Class 3(4) of City CEQA Guidelines and Article 19, Sections 15301(a), 15302, and 15303 of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this commitment of CDBG funds and Deferred Maintenance funds for this Project 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 funding sources other than RAP's General fund. The maintenance of the proposed park

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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 improvements at Martin Luther King, Jr. Park will increase safety and enhance the park user's experience.

This Report was prepared by Ajmal Noorzayee, Management Analyst, Planning, Maintenance and Construction Branch.