

APPROVED

NOV 16 2023

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-192


DATE November 16, 2023

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLENBECK PARK – BUILDING IMPROVEMENTS (PRJ21739) PROJECT – COMMITMENT OF PARK FEES – 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] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1) 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Approved X Disapproved _____ Withdrawn _____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 Hollenbeck Park – Building Improvements (PRJ21739) 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 Two Hundred Eighteen Thousand, Five Hundred Fifty-Nine Dollars and Fifteen Cents (\$218,559.15) in Park Fees to the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003553
Park Fees	302/89/89718H	QP003544
Park Fees	302/89/89716H	QT074537
Park Fees	302/89/89716H	QT074309
Park Fees	302/89/89718H	QP003542
Park Fees	302/89/89718H	QP003569
Park Fees	302/89/89716H	QT068095
Park Fees	302/89/89716H	QT072967

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 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 electrical conveyances] of California CEQA Guidelines and Article III, Section 1, Class 1(1) of City CEQA Guidelines, and direct 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.

SUMMARY

Hollenbeck Park is located at 415 South Saint Louis Street in the Boyle Heights community of the City. This 18.30-acre facility provides a children's play area, outdoor fitness equipment, a community center building, a skate park, three restroom buildings, and a lake for use by the surrounding community. Approximately 13,715 City residents live within a one-half mile walking distance of Hollenbeck Park. Due to the facility's size, features, programs and services it provides, Hollenbeck Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the Hollenbeck Park – Building Improvements (PRJ21739) Project includes the following:

- New doors and related hardware.
- New flooring throughout and resurface existing hardwood floor.
- Replace concrete walkway at the rear of the building that leads to the back door.
- Replace skylights on the three exterior restroom buildings with breakproof polycarbonate paneling.

PROJECT FUNDING

Upon approval of this Report, Two Hundred Eighteen Thousand, Five Hundred Fifty-Nine Dollars and Fifteen Cents (\$218,559.15) in Park Fees can be committed to the proposed Project, which is the total budget including budget contingency.

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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	\$36,000.00

The Park Fees were collected within five (5) miles of Hollenbeck 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	302/89/89716H	\$8,393.40	4%
Park Fees	302/89/89718H	\$210,165.75	96%
Total		\$218,559.15	100%

PROJECT CONSTRUCTION

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

See below the anticipated Project schedule:

Phase	Duration
Pre-design	November 2023 – December 2023
Design	November 2023 – December 2023
Bid and Award	January 2024
Construction	February 2024
Post Construction	March 2024 – August 2024

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Hollenbeck Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

According to the parcel profile report retrieved on November 1, 2023, this area does not reside in a liquefaction or a coastal zone. It is however located in the methane zone and will include the measure required by City Ordinance 175790, so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or

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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 November 1, 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. They have listed RB Case #: 900330307 and RB Case #: 900330307A near the Project area (within 500 feet). The two cases refer to the same gas station. The Regional Water Quality Control Board closed the first in 1999 and the second in 2012, with no further action. 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 Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant Article 19, Section 15301(a) of California CEQA Guidelines and to Article III, Section 1, Class 1(1) of City 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 Report 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.

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: Improvements and renovations to building access at Hollenbeck Park will help improve the park users' experience.

This Report was prepared by David Lee, Management Assistant, Planning, Maintenance, and Construction Branch.