

**BOARD REPORT**

NO. 24-097

DATE May 02, 2024

C.D. 15

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: ANGEL’S GATE PARK – MAINTENANCE BUILDING (PRJ21560) 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(l)(4) [DEMOLITION AND REMOVAL OF INDIVIDUAL SMALL STRUCTURES SUCH AS ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] AND SECTION 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASSES 1(1), 1(11)(d) AND 3(6) OF CITY CEQA GUIDELINES

B. Aguirre \_\_\_\_\_ for M. Rudnick \_\_\_\_\_  
B. Jones \_\_\_\_\_ \* C. Santo Domingo DF  
C. Stoneham \_\_\_\_\_ N. Williams \_\_\_\_\_

\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Angel’s Gate Park – Maintenance Building (PRJ21560) 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 electrical conveyances]; Section 15301(l)(4) [Demolition and removal of individual small structures such as accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] and Section 15303(e) [Installation of accessory

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(appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Classes 1(1), 1(11)(d) and 3(6) 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

Angel's Gate Park is located at 3601 Gaffey Street in the San Pedro area of the City. This 70.44-acre facility is operated by the Department of Recreation and Parks (RAP). The facility provides outdoor basketball courts, a children's play area, the Historic Korean Friendship Bell (City of Los Angeles Historic-Cultural Monument No. 187), hiking trails, and walking access to other parks. Approximately 6,026 City residents live within a one-half (1/2) mile walking distance of Angels Gate Park.

### PROJECT SCOPE

The scope of work of the Project includes the following:

- Demolish an existing temporary outdoor storage structure
- Replace the demolished building with a prefabricated building of approximate size at the same location
- Minor electrical work
- Replacement of security fencing

The proposed maintenance building will serve as a storage structure for RAP construction and maintenance staff at the service yard, which is located near Hey Rookie Pool.

### PROJECT FUNDING

The 2021-22 Adopted Budget included \$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.

The total amount of funding available for the Project is \$930,000.00, which is the total budget inclusive of the budget contingency amount set forth below.

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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:

<b>On-Call Contract</b>	<b>Contingency Amount</b>
Park Facility Construction	\$176,000.00

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Deferred Maintenance	302/89/89727H	\$930,000.00	100%
<b>Total</b>		\$930,000.00	100%

PROJECT CONSTRUCTION

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

See below the anticipated Project schedule:

<b>Phase</b>	<b>Duration</b>
Predesign	January 2024 – March 2024
Design	April 2024 – August 2024
Bid and Award	September 2024 – October 2024
Construction	April 2025 – June 2025
Post Construction	June 2025 – November 2025

TREES AND SHADE

The proposed Project will have no impact on the existing trees or shade at Angel’s Gate Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of demolition and removal of accessory structures and installation of new accessory structures

According to the parcel profile report retrieved April 18, 2024, the Project site resides in a Coastal zone within the City’s jurisdiction. The construction of this Project will not create conditions that could affect coastal uses and RAP is in the process of applying for a Coastal Local Permit. This site is not within a liquefaction or methane, so there is no reasonable possibility that the proposed Project may impact 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 April 18, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They have listed case 19970002, the former military base at Fort MacArthur, in the vicinity of the proposed

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Project (within 1,000 feet). The site has not yet been investigated, but it is not 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. The proposed Project is located in Angel's Gate Park, which is part of the Fort MacArthur Upper Reservation, listed on the California Register of Historical Resources (CRHR) with Number 17872, but the installation of a small maintenance building will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, staff recommends that the Board of Recreation and Park Commissioners 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), Section 15301(l)(4) and Section 15303(e) of California CEQA Guidelines as well as to Article III, Section 1, Classes 1(1), 1(11)(d) and 3(6) of City CEQA Guidelines. 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.

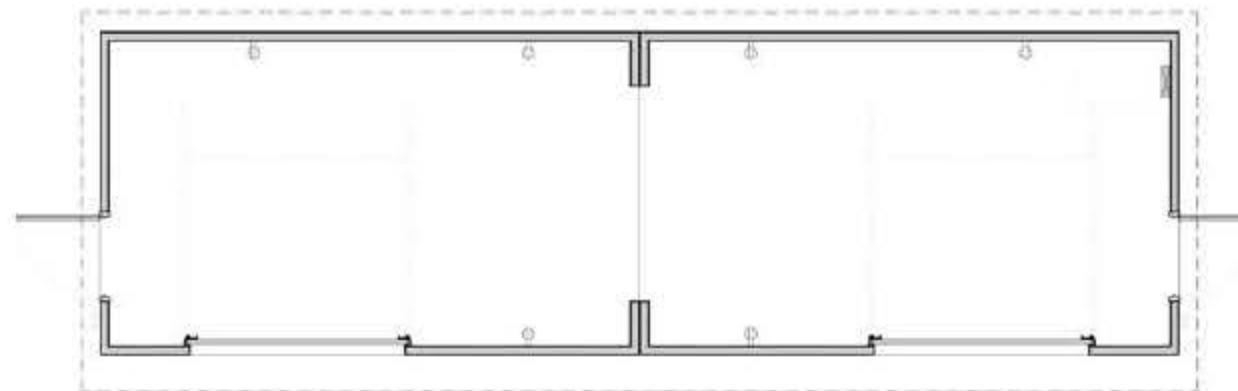
### FISCAL IMPACT

The approval of this 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 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 no overall impact to existing maintenance service at this facility.

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

### LIST OF ATTACHMENTS

- 1) Attachment No. 1 – Rendering of Proposed Building



**FLOOR PLAN**

SCALE: NOT TO SCALE

THIS CONCEPTUAL/ PRELIMINARY DESIGN AND THE 3D RENDERING IS AN ARTISTIC INTERPRETATION OF THE DESIGN. IT IS NOT MEANT TO BE AN EXACT RENDITION OF THE FINISH PRODUCT. SOME ITEMS MAY NOT BE STANDARD AND/OR SUBJECT TO CHANGE DURING PROJECT DEVELOPMENT

**MAINTENANCE BUILDING  
ANGELS GATE**



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