

APPROVED

Oct 17 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-213


DATE October 17, 2024

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HIGHLAND PARK SENIOR CENTER – ROOF REPLACEMENT (PRJ21800) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 AND CLASS 2(6) OF CITY CEQA GUIDELINES

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



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Highland Park Senior Center – Roof Replacement (PRJ21800) 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 \$771,931.91 in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT072571
Park Fees	302/89/89716H	QT073362
Park Fees	302/89/89716H	QT073755
Park Fees	302/89/89716H	QT074684
Park Fees	302/89/89718H	QP000859
Park Fees	302/89/89718H	QP000554
Park Fees	302/89/89718H	QP000613
Park Fees	302/89/89718H	QP000443
Park Fees	302/89/89718H	QP000336
Park Fees	302/89/89718H	QP000672

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000723
Park Fees	302/89/89718H	QP000821
Park Fees	302/89/89716H	QM133578
Park Fees	302/89/89718H	QP001522
Park Fees	302/89/89718H	QP000790
Park Fees	302/89/89718H	QP001608
Park Fees	302/89/89718H	QP001026
Park Fees	302/89/89718H	QP001407
Park Fees	302/89/89718H	QP000886
Park Fees	302/89/89718H	QP001439
Park Fees	302/89/89718H	QP001098
Park Fees	302/89/89718H	QP001562
Park Fees	302/89/89718H	QP001256
Park Fees	302/89/89718H	QP001073
Park Fees	302/89/89718H	QP002280
Park Fees	302/89/89718H	QP001892
Park Fees	302/89/89718H	QP002085
Park Fees	302/89/89718H	QP001872
Park Fees	302/89/89718H	QP001775
Park Fees	302/89/89718H	QP001920
Park Fees	302/89/89718H	QP002124
Park Fees	302/89/89718H	QP002184
Park Fees	302/89/89718H	QP002244
Park Fees	302/89/89718H	QP002506
Park Fees	302/89/89718H	QP002647
Park Fees	302/89/89718H	QP002781
Park Fees	302/89/89718H	QP002399
Park Fees	302/89/89718H	QP002607
Park Fees	302/89/89718H	QP002530
Park Fees	302/89/89718H	QP002553
Park Fees	302/89/89718H	QP002522
Park Fees	302/89/89718H	QP002523
Park Fees	302/89/89718H	QP002490
Park Fees	302/89/89716H	QM185571
Park Fees	302/89/89716H	QM194513
Park Fees	302/89/89718H	QP002741
Park Fees	302/89/89718H	QP002958
Park Fees	302/89/89718H	QP003413
Park Fees	302/89/89718H	QP003111
Park Fees	302/89/89718H	QP003043

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003029
Park Fees	302/89/89718H	QP003293
Park Fees	302/89/89718H	QP003112
Park Fees	302/89/89718H	QP003739
Park Fees	302/89/89718H	QP003486
Park Fees	302/89/89716H	QT077134
Park Fees	302/89/89718H	QP003479
Park Fees	302/89/89718H	QP003371
Park Fees	302/89/89716H	QT067938
Park Fees	302/89/89716H	QT082132
Park Fees	302/89/89718H	QP003856
Park Fees	302/89/89718H	QP003853
Park Fees	302/89/89718H	QP003974
Park Fees	302/89/89718H	QP003921
Park Fees	302/89/89718H	QP003691
Park Fees	302/89/89718H	QP003863
Park Fees	302/89/89718H	QP002727

3. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
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 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 2 and Class 2(6) of City CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
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.

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SUMMARY

Highland Park Senior Center is located at in the Highland Park community of the City. This 3.81-acre park includes a senior center building, picnic tables, rose garden, and shuffle board area. Due to the facilities, features, programs, and services it provides, Highland Park Senior 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 consists of the replacement of Highland Park Senior Center's roof and HVAC system.

PROJECT FUNDING

Upon approval of this Report, \$771,931.91 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 proposed Project:

On-Call Contract	Contingency Amount
Roof Construction	\$38,000.00
HVAC Construction	\$27,000.00

The Park Fees were collected within five miles of Highland Park Senior Center, 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	\$430,542.25	56%
Park Fees	302/89/89716H	\$341,389.66	44%
Total		\$771,931.91	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Pre-design	N/A
Design	N/A
Bid and Award	September 2024 – October 2024
Construction	November 2024 – April 2025

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Post Construction	May 2025 – November 2025
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TREES AND SHADE

The proposed Project will have no impact on the existing shade and trees at Highland Park Senior Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of existing structures where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity.

According to the parcel profile report retrieved on September 24, 2024, this area is not within a liquefaction, coastal, methane, or historic zone, 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 September 24, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at 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 listed RB Case # 900420143 (T0603797024) near the Project area (within 1,000 feet). The site is a gasoline station, with an underground leaking storage tank. The site is being remediated and monitored under the Regional Water Quality Control Board's oversight. The agency plans to close the case, as it fits the definition of a "low threat" case. The Highland Park Senior Center parking lot hosts 4 monitoring wells and 2 soil vapor probes for the remediation of the site. A 2022 health risk assessment concluded that vapor intrusions do not pose an unacceptable health risk to the Senior Center. 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, staff recommends 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 15302 of California CEQA Guidelines as well as to Article III, Section 1, Class 2 and Class 2(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 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

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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.