

# APPROVED

Apr 03, 2025

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 25-051

DATE April 3, 2025

C.D. 10

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK – PLAY AREA IMPROVEMENTS (PRJ21839) PROJECT – COMMITMENT OF PARK FEES – 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 WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 OF CITY CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	*C. Santo Domingo	<u>EM</u>
C. Stoneham	_____	N. Williams	_____

General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Lafayette Park – Play Area Improvements (PRJ21839) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers a maximum of \$256,137.61 in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002864
Park Fees	302/89/89718H	QP002838
Park Fees	302/89/89718H	QP002839
Park Fees	302/89/89718H	QP002952
Park Fees	302/89/89718H	QP002788
Park Fees	302/89/89718H	QP002834
Park Fees	302/89/89718H	QP003037
Park Fees	302/89/89718H	QP003221
Park Fees	302/89/89718H	QP003053

BOARD REPORT

PG. 2 NO. 25-051

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 will have substantially the same purpose and capacity as the structure replaced] of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;
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.

SUMMARY

Lafayette Park is located at 625 South Lafayette Park Place in the Westlake area of the City. This 9.72-acre facility provides a variety of services and programs to the community, including baseball, basketball, soccer, gymnasium and community center, a synthetic turf field, and a skate park. Due to the size of the park, and the facilities, features, and services it provides, Lafayette 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 proposed Project involves the replacement of the children's 5-12-year-old play area, which was damaged due to vandalism.

PROJECT FUNDING

Upon approval of this Report, \$256,137.61 in Park Fees can be committed to the proposed Project, which is the total budget including budget contingency. 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>
Playground Construction	\$44,000.00

BOARD REPORT

PG. 3 NO. 25-051

The Park Fees were collected within five miles of Lafayette 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	302/89/89718H	\$256,137.61	100%
<b>Total</b>		\$256,137.61	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	February 2025 – April 2025
Construction	May 2025 – September 2025
Post Construction	October 2025 – April 2026

TREES AND SHADE

The proposed Project will have no impact on the existing trees and shade at Lafayette Park; the new play area includes an integrated shade topper.

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 as the structure replaced

According to the parcel profile report retrieved on March 11, 2025, this area resides in a liquefaction and a methane zone. The construction of this Project will not create conditions that could lead to liquefaction or that would expose park patrons to methane seepage. This site is not within a coastal zone, so there is no reasonable possibility that the proposed Project may impact on 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 March 11, 2025, 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 listed three leaking underground storage tanks near the Project area (within 1,000 feet), with the Regional Water Quality Control Board closed each of these cases between 1989 and 2023. Case T0603701128

## BOARD REPORT

PG. 4 NO. 25-051

was discovered in 1986 and closed in 1989, but no clean up action description exists. Case T0603721417 was closed in 2004 with a no further action letter, after the leaking underground storage tanks were removed, a PVC membrane was installed under the residential building that was constructed on the site, and a risk assessment found that the remaining contamination would not pose a threat for the residents. Case T10000018527 was closed in 2024, after the removal of a large amount of soil and a risk assessment that confirmed that the remaining contamination did not pose a risk for residents. According to the Caltrans Scenic Highway Map, there is no scenic highway located within – or adjacent to – the Project site. Furthermore, the proposed Project is located in proximity of the Felipe de Neve Branch Library, which is listed in the National Register of Historic Places and the California Register of Historical Resources and also designated as City of Los Angeles Historic Cultural Monument. The replacement of the existing playground will not cause a substantial adverse change in the significance of any historical resource.

Based on this information, staff recommends that the Board of Recreation and Park Commissioners (Board) determine 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 Article III, Section 1, Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation 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 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 David Lee, Management Assistant, Planning, Maintenance and Construction Branch.