

APPROVED

Apr 17, 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-059

DATE April 17, 2025

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EL SERENO RECREATION CENTER – RICHARD ALATORRE POOL HEATER REPLACEMENT (PRJ21834) PROJECT – ALLOCATION OF QUIMBY AND ZONE CHANGE 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 OF CITY CEQA GUIDELINES

B. Aguirre _____ for M. Rudnick _____
B. Jones _____ *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Approved X Disapproved _____ Withdrawn _____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 El Sereno Recreation Center – Richard Alatorre Pool Heater Replacement (PRJ21834) Project (Project), as described in the Summary of this Report;
2. Authorize the Chief Accounting Employee for the Department of Recreation and Parks (RAP) to transfer \$31,403.76 in Zone Change Fees from the Zone Change Fees Account No. 89440K-00 to the El Sereno Recreation Center Account No. 89440K-EG;
3. Approve the allocation of \$31,403.76 in Zone Change Fees from the El Sereno Recreation Center Account No. 89440K-EG to the proposed Project;
4. Authorize the RAP Chief Accounting Employee to transfer \$30,000.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the El Sereno Recreation Center Account No. 89460K-EG;
5. Approve the allocation of \$30,000.00 in Quimby Fees from the El Sereno Recreation Center Account No. 89460K-EG to the proposed Project;
6. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;

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7. 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;
8. 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 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;
9. 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,
10. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

El Sereno Recreation Center is located at 4721 Klamath Street in the community of Northeast Los Angeles. It is part of El Sereno Park, a 13.94-acre park that provides a swimming pool, senior center, baseball fields, skate park, and basketball courts for the use of the surrounding community. Due to the facilities, features, programs, and services it provides, El Sereno 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 swimming pool heater.

PROJECT FUNDING

Upon approval of this Report, \$31,403.76 in Zone Change Fees can be transferred from the Zone Change Account No. 89440K-00 to the El Sereno Recreation Center Account No. 89440K-EG and allocated to the proposed Project.

Upon approval of this Report, \$30,000.00 in Quimby Fees can be transferred from the Quimby Account No. 89460K-00 to the El Sereno Recreation Center Account No. 89460K-EG allocated to the proposed Project.

The total amount of funding available for the proposed Project is \$61,403.76, which will be the total budget for this Project, inclusive of the budget and contingency amounts set forth below.

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These Quimby Fees were collected within five miles of El Sereno Recreation Center, which is the standard distance for the allocation of Quimby and Zone Change Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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	\$12,280.75

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Zone Change Fees	302/89/89440K-EG	\$31,403.76	51%
Quimby Fees	302/89/89460K-EG	\$30,000.00	49%
Total		\$61,403.76	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	February 2025 – May 2025
Construction	June 2025 – July 2025
Post Construction	August 2025 – January 2026

TREES AND SHADE

This Project will have no impact on the existing trees and shade at El Sereno Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of an 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 February 18, 2025, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic 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

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proposed Project. As of February 18, 2025, 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 or any contaminated sites near the Project area (within 1,000 feet). 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 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 on this information, RAP staff recommends that 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 and 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 allocation of Quimby and Zone Change 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 Quimby and Zone Change 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.