

APPROVED

Apr 17, 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-065

DATE April 17, 2025

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VAN NESS RECREATION CENTER – ROOF AND HVAC REPLACEMENT (PRJ21846) 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 WILL 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	<u>DF</u>
C. Stoneham	_____	N. Williams	_____

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Van Ness Recreation Center – Roof and HVAC Replacement (PRJ21846) 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 listed in Attachment 1, a maximum of \$1,403,672.27 in Park Fees for the proposed Project;
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

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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 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

Van Ness Recreation Center is located at in the South Los Angeles community of the City. This 7.81-acre recreation facility provides a swimming pool, recreation center, gymnasium, basketball courts, tennis courts, children’s play area and childcare center for the use of the surrounding community. Due to the facility’s size, features, program and the services it provides, the Van Ness Recreation Center meets the standard for a Community Park, as defined in the City’s Public Recreation Center Plan.

PROJECT SCOPE

The scope of work of the Project involves the following:

- Replacement of the roof of the new gymnasium.
- Replacement of the HVAC in the old gym.

PROJECT FUNDING

Upon approval of this Report, \$1,403,672.27 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:

On-Call Contract	Contingency Amount
Roof Construction	\$25,000.00
HVAC Construction	\$25,000.00

The Park Fees were collected within five miles of Van Ness Recreation 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.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$1,403,672.27	100%
Total		\$1,403,672.27	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	N/A
Design	N/A
Bid and Award	March 2025 – June 2025
Construction	July 2025 – March 2026
Post Construction	April 2026 – November 2026

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Van Ness Recreation 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 March 19, 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 proposed Project. As of March 19, 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. They listed three cases near the Project area (within 1,000 feet). Case T0603701013 involves a number of leaking underground storage tanks in Metropolitan Transit Authority yard; the leaking tanks were removed and replaced with safer tanks, contaminated soil was removed and disposed appropriately and the Regional Water Quality Control Board closed the case in 1996. Cases 60003320 and 60003318 concern two cleaners currently under investigation by the Regional Water Quality Control Board. According to the Caltrans Scenic Highway Map, there is no scenic

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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 in 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 and Class 2(6) 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.

ATTACHMENTS

- 1) Work Order List

List of Work Orders for VAN NESS RECREATION CENTER – ROOF AND HVAC
REPLACEMENT (PRJ21846) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000979
Park Fees	302/89/89718H	QP003303
Park Fees	302/89/89716H	QP003357
Park Fees	302/89/89718H	QP003546
Park Fees	302/89/89718H	QP003450
Park Fees	302/89/89718H	QP003361
Park Fees	302/89/89718H	QP003273
Park Fees	302/89/89716H	QP003330
Park Fees	302/89/89718H	QP003960
Park Fees	302/89/89718H	QP003985
Park Fees	302/89/89718H	QP004013
Park Fees	302/89/89718H	QP003782
Park Fees	302/89/89718H	QP003600
Park Fees	302/89/89718H	QP003909
Park Fees	302/89/89718H	QP004038
Park Fees	302/89/89718H	QP003760
Park Fees	302/89/89718H	QP004150
Park Fees	302/89/89718H	QP003597
Park Fees	302/89/89718H	QP003510
Park Fees	302/89/89718H	QP003877
Park Fees	302/89/89718H	QP003769
Park Fees	302/89/89718H	QP004306
Park Fees	302/89/89718H	QP004266
Park Fees	302/89/89718H	QP004506
Park Fees	302/89/89718H	QP000689
Park Fees	302/89/89718H	QP001125
Park Fees	302/89/89718H	QP002336
Park Fees	302/89/89718H	QP002331
Park Fees	302/89/89718H	QP000249
Park Fees	302/89/89718H	QP000150
Park Fees	302/89/89718H	QP000243
Park Fees	302/89/89718H	QP000138
Park Fees	302/89/89718H	QP000051