

APPROVED
August 21 2025
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-147

DATE August 21, 2025

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MAE BOYAR RECREATION CENTER – PLAYGROUND REPLACEMENT (PRJ21594) PROJECT – CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(c) [MINOR ALTERATIONS OF EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES], 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], SECTION 15304(b) [NEW GARDENING OR LANDSCAPING, INCLUDING THE REPLACEMENT OF EXISTING CONVENTIONAL LANDSCAPING WITH WATER EFFICIENT OR FIRE RESISTANT LANDSCAPING], SECTION 15304(f) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED] AND SECTION 15311 [PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL FACILITIES] OF CALIFORNIA CEQA GUIDELINES AS WELL AS ARTICLE III, SECTION 1, CLASS 1(3), CLASS 2, CLASS 4(3), CLASS 4(12) AND CLASS 11(6) OF CITY CEQA GUIDELINES

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|-------------|-------|-----------------------|-----------|
| 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Approved X Disapproved _____ Withdrawn _____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 Mae Boyer Recreation Center – Playground Replacement (PRJ21594) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the 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;

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4. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(c) [Minor alterations of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities], 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], Section 15304(b) [New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping], Section 15304(f) [Minor trenching and backfilling where the surface is restored] and Section 15311 [Placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities] of California CEQA Guidelines as well as Article III, Section 1, Class 1(3), Class 2, Class 4(3), Class 4(12) and Class 11(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;
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

Mae Boyar Recreation Center is located at 23936 Highlander Road in the South Valley community of the City. This 2.3-acre facility provides outdoor basketball courts, children's play area, picnic tables and restrooms for the use of the surrounding community. Due to the size of the park, and the facilities, features, and programs it provides, Mae Boyar Recreation Center currently 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 includes the following:

- Demolition of the existing play area.
- Installation of a new play area, Including safety surfacing.
- Site landscaping and irrigation.
- Hydration station.
- Path of travel improvements.
- Installation of a trash receptacle, table and bench.

PROJECT FUNDING

The Mae Boyar Recreation Center – Playground Replacement (PRJ21594) Project was awarded a total of \$805,000.00 in Measure A funds, which is the total amount of funding including contingency (Report Nos. 22-041 and 22-071 and C.F. No. 22-0139).

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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:

| On-Call Contract | Contingency Amount |
|-------------------------|---------------------------|
| Playground Construction | \$151,503.00 |

FUNDING SOURCE MATRIX

| Source | Fund/Dept/Acct | Amount | Percentage |
|---------------|-----------------------|---------------------|-------------------|
| Measure A | 63T/89/89YHLL | \$805,000.00 | 100% |
| Total | | \$805,000.00 | 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 | March 2024 – June 2024 |
| Design | May 2025 – September 2025 |
| Bid and Award | September 2025 – November 2025 |
| Construction | November 2025 – September 2026 |
| Post Construction | October 2026 – March 2027 |

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of the following:

- rehabilitation of existing trails and pathways;
- replacement 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;
- new gardening and landscaping;
- minor trenching and backfilling; and
- installation of accessory structures in institutional facilities.

According to the parcel profile report retrieved on July 24, 2025, this site is not within a coastal, methane, historic protection zone. It is located in a liquefaction zone, but will not increase the risk of liquefaction. The site, although close to Bell Creek, is located in a zone with minimal flood risk. Therefore, 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

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circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of July 24, 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 within an historic site and will not have any significant effect on historic resources.

Based on this information, 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 15301(c), 15302, 15304(b), 15304(f) and 15311 of California CEQA Guidelines and Article III Section 1, Class 1(3), Class 2, Class 4(3), Class 4(12) and Class 11(6) of City CEQA Guidelines. RAP 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 estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Measure A funds, 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.