

APPROVED

Mar 06 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-033

DATE March 06, 2025

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GLASSELL PARK – POOL HEATER REPLACEMENT (PRJ21773) 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 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Approved X Disapproved _____ Withdrawn _____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 Glassell Park – Pool Heater Replacement (PRJ21773) Project (Project), as described in the Summary of this Report;
2. Authorize RAP staff to commit from the following fund and work order numbers a maximum of \$60,000.00 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	QT076042

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

BOARD REPORT

PG. 2 NO. 25-033

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;

- 6. Authorize RAP’s Chief Accounting Employee or designee 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

Glassell Park is located at 3650 Verdugo Road in the Glassell Park area of the City. This 12.69-acre park provides a variety of services and programs to the community including lighted athletic fields, basketball, football, after-school programs, a year-round pool, and a senior citizens club. Due to the facility’s size, features, programs and services it provides, Glassell 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 consists of the replacement of swimming pool heater.

PROJECT FUNDING

Upon approval of this Report, \$60,000.00 in Park Fees can be committed to the proposed Project, which will be the total budget inclusive of the contingency amounts set forth below. These Park Fees were collected within five miles of Glassell 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.

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	\$12,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$60,000.00	100%
Total		\$60,000.00	100%

BOARD REPORT

PG. 3 NO. 25-033

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 Glassell Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacing an existing structure 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 is located in a liquefaction zone. The construction of this Project, however, will not create conditions that could lead to liquefaction. The site is also located on the Alquist Priolo Fault Zone, but additional geotechnical analysis, since the proposed Project does not include new enclosures for hosting people. This site is not within a coastal, methane, or historic zone. The new pool heater is compliant with AQMD rule 1146.2, which regulates pool heaters' NOx emissions. 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 circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the 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 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 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 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.

BOARD REPORT

PG. 4 NO. 25-033

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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.