

# APPROVED

APR 04 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

### BOARD REPORT

NO. 24-064

DATE April 04, 2024

C.D. 10

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SHATTO RECREATION CENTER – PARK RENOVATION (PRJ21768) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(A) [REPAIR, MAINTENANCE, PERMITTING, LEASING, LICENSING, OR MINOR ALTERATION OF EXISTING PUBLIC OR PRIVATE STRUCTURES, FACILITIES, MECHANICAL EQUIPMENT, OR TOPOGRAPHICAL FEATURES, INVOLVING NEGLIGIBLE OR NO EXPANSION OF EXISTING OR FORMER USE] AND 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 1(1) AND CLASS 2 OF CITY CEQA GUIDELINES

B. Aguirre \_\_\_\_\_ M. Rudnick \_\_\_\_\_  
B. Jones \_\_\_\_\_ for C. Santo Domingo DF  
B. Jackson \_\_\_\_\_ N. Williams \_\_\_\_\_

  
General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Shatto Recreation Center – Park Renovation (PRJ21768) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP's) staff to commit from the following fund and work order numbers listed below a maximum of Three Million Dollars (\$3,000,000.00) in Park Fees to the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT073981

3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (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;

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5. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(a) [Repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use] and 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 1(1) and Class 2 of City CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
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

Shatto Recreation Center is located at 3191 West 4th Street in the Wilshire community of the City. This 5.45-acre park features a gymnasium, tennis courts, a baseball field, a multipurpose field, a children's play area, basketball courts, and outdoor fitness equipment and provides a variety of services and programs, which are heavily utilized by the surrounding community. Approximately 22,463 City residents live within a half mile walking distance of Shatto Recreation Center. Due to the facilities, features, programs, and services it provides, Shatto Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The scope of work of the Project includes the following:

- **Tennis Court Improvements:** Resurfacing of courts, repair and replacement of fencing, replacement of windscreens, and improvements to handrails and net hardware.
- **Badminton Court Improvements:** Renovation of four (4) existing badminton courts including new surfacing and hardware, new benches, and path of travel improvements including new ramp and access pathways to badminton court area.
- **Playground Replacement:** Replacement of existing playground and safety surfacing with new playground and safety surfacing. The new playground will be installed on existing footprint of the current playground.
- **Outdoor Lighting Upgrade:** Upgrade of outdoor park lighting to LED, including park security lighting, tennis and basketball court lighting, fitness area lighting, and badminton court lighting, and installation of CCTV cameras.

In addition, a necessary topographical and biological survey will both be done as part of this Project.

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At this time, it is anticipated that the proposed Project elements would be implemented in phases. The initial phases of the Project will consist of the Playground Replacement and the Tennis Court Improvement scopes of work, as those elements can be completed with minimal design work. The proposed Badminton Court Improvements and Outdoor Lighting Upgrade scope of work will be the next phases to be implemented as this work requires more extensive design and permitting before it can be implemented.

A rendering of the proposed new playground has been attached as Attachment 1.

### PROJECT FUNDING

Upon approval of this Report, Three Million Dollars (\$3,000,000.00) in Park Fees can be committed to the proposed Project, which is the total amount of funding available for the Project and the total budget (inclusive of the budget contingency amount set forth below). 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>
Park Facility Construction	\$250,000.00
Electrical Construction and Retrofit	\$150,000.00
Playground Construction	\$20,000.00

The Park Fees were collected within five (5) miles of Shatto Recreation Center, which is the standard distance for the commitment of Park Fees for community facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

### FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89716H	\$3,000,000.00	100%
<b>Total</b>		\$3,000,000.00	100%

### PROJECT CONSTRUCTION

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

<b>Phase</b>	<b>Duration</b>
Predesign	March 2024 – September 2024
Design	October 2024 – March 2025
Bid and Award	April 2025 – June 2025
Construction	July 2025 – June 2026
Post Construction	July 2026 – December 2026

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### TREES AND SHADE

At this time, it is anticipated that the proposed Project will have no impact on the existing trees at Shatto Recreation Center. The proposed new children's play area includes an integrated shade topper.

### ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations of existing structures with negligible or no expansion of use and 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 February 23, 2024, this area resides in a methane zone. The construction of this Project will occur outdoors and will not create conditions that could lead to increased methane seepage. This site is not within a coastal, liquefaction, or historic zone, so there is no reasonable possibility that the proposed Project may impact 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 23, 2024, 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 (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They have listed 3 sites near the Project area (within 1,000 feet). The SWCB closed RB Case # 900200098, a leaking underground storage tank (LUST) in a gas station, in 2018, after extensive remediation and groundwater monitoring, affirming that the site did not pose a threat to public health. DTSC case 60001568, to the north east of the Project site, is a school site where lead contaminated soil has been removed in 2012 through 2014 under DTSC's oversight and is now an active school. DTSC Case 60003504, to the south west of the Project site, is a cleaner site that had been previously used as a gas station and is under investigation under DTSC's oversight. None of these sites are listed as a hazardous waste site under Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of 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 15301(a) and Section 15302 of California CEQA Guidelines and Article III, Section 1, Class 1(1) and Class 2 of City CEQA Guidelines. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

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### FISCAL IMPACT

The approval of this Report 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.

### LIST OF ATTACHMENTS

- 1) Attachment 1 – Rendering of New Playground

**Shatto Park Rec Center Playground-Project 109468-01-Opt 2  
Los Angeles, CA**



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Los Angeles, CA**



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**Los Angeles, CA**

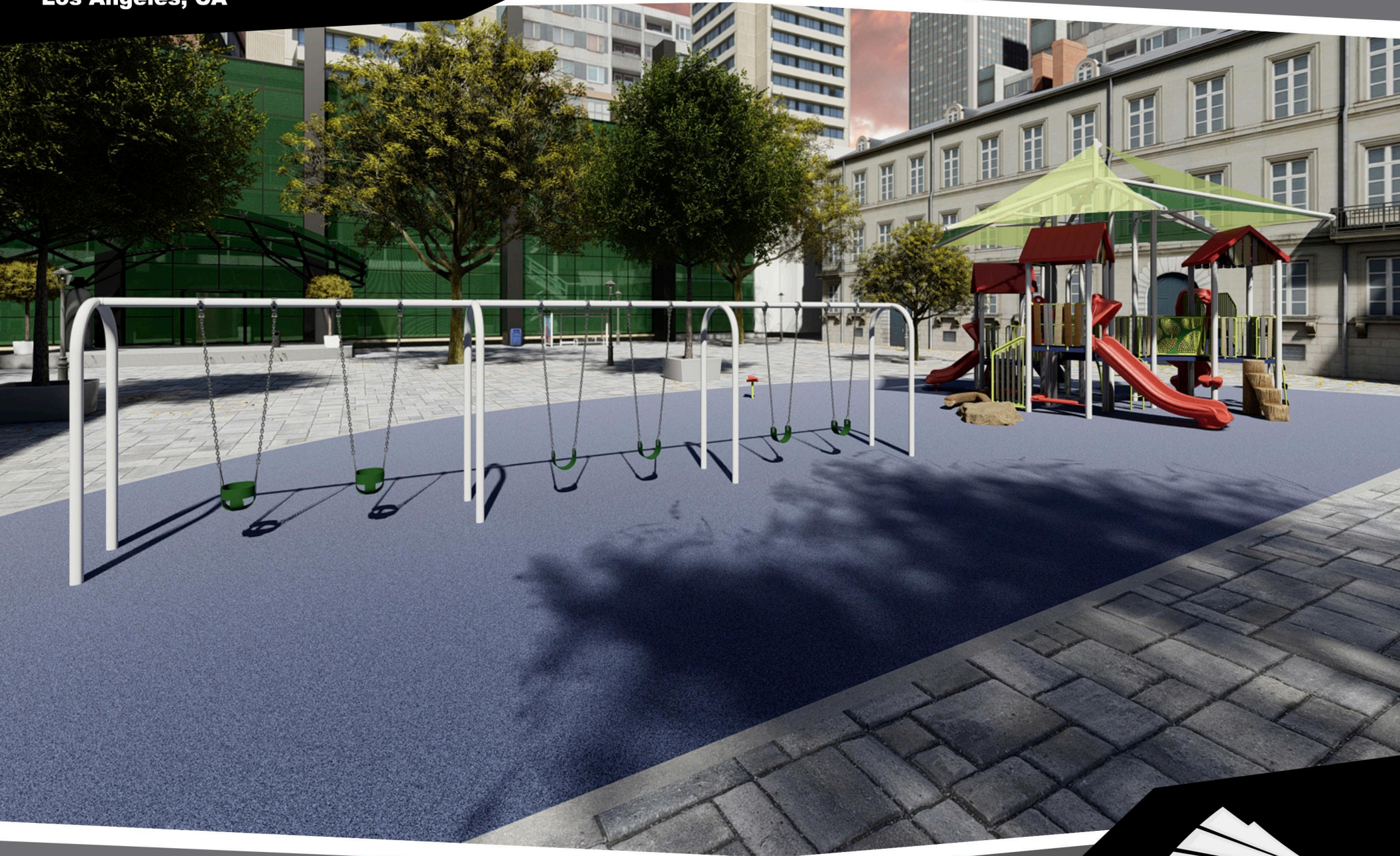




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