

APPROVED

June 06 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-112

DATE June 06, 2024

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: UNIDAD PARK – PLAYGROUND REPLACEMENT (PRJ21780) 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 _____ 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Approved X Disapproved _____ Withdrawn _____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 Unidad Park – Playground Replacement (PRJ21780) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of \$301,518.99 in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002750
Park Fees	302/89/89718H	QP002452
Park Fees	302/89/89718H	QP002357
Park Fees	302/89/89718H	QP002387
Park Fees	302/89/89718H	QP002708
Park Fees	302/89/89718H	QP002808
Park Fees	302/89/89718H	QP002818
Park Fees	302/89/89718H	QP002841
Park Fees	302/89/89718H	QP002539
Park Fees	302/89/89718H	QP002540
Park Fees	302/89/89718H	QP002544
Park Fees	302/89/89716H	QM150571

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QM172202
Park Fees	302/89/89716H	QM182484
Park Fees	302/89/89716H	QM195868
Park Fees	302/89/89718H	QP002066

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 the 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 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 California Office of Planning and Research;
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 a NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Unidad Park is located at 1644 West Beverly Boulevard in the Westlake community of the City. This 0.32-acre facility provides a children's playground, community garden, picnic tables, benches, and landscaping for the surrounding community. Approximately 17,345 City residents live within a one-half mile walking distance of Unidad Park. Due to its facilities and features, and the programs and services provided on site, Unidad Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the proposed Project involves the replacement of the playground.

PROJECT FUNDING

Upon approval of this Report, \$301,518.99 in Park Fees can be committed to the proposed Project, which is the total budget including 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:

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On-Call Contract	Contingency Amount
Playground Construction	\$40,000.00

The Park Fees were collected within two miles of Unidad Park, which is the standard distance for the commitment of Park Fees for neighborhood recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$198,471.76	66%
Park Fees	302/89/89716H	\$103,047.23	34%
Total		\$301,518.99	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 2024 – June 2024
Construction	July 2024 – December 2024
Post Construction	January 2025 – June 2025

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Unidad Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of 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.

According to the parcel profile report retrieved on May 14, 2024, this area resides in a methane zone and is located in the Los Angeles City Oil Field. The Department of Conservation, Division of Oil, Gas, and Geothermal Resources reports three wells on the site. According to RAP's records, these wells predate its formation in 1915 and there is no historic information about well drilling, testing, or production/injection. A subsurface investigation completed in 2005 found no trace of dismissed oil wells and did not identify environmental constraints for the park¹. This site is not within a liquefaction or coastal zone, so there is no reasonable possibility that the proposed

¹ California Environmental (2005). *Subsurface Assessment Field Geophysics and Soil Vapor Survey APN 5153-012-020 and 21*. Report to the City of Los Angeles Department of Recreation and Parks.

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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 May 14, 2024, 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, although they have listed three cases – Case N. 60001080, Case N. 60002072 and RB Case N. T10000016913 – located near the Project area (within 1,000 feet):

- Case N. 60001080 is a church site, where lead contaminated soil was found during construction of a new church. According to the available records, the soil was removed in 2009 to the satisfaction of the DTSC and no further action was required for the site.
- Case N. 60002072 is a charter school site, where oily soil was discovered during construction. Removal action including methane mitigation measures and land use restriction were implemented in June and July of 2015. Monitoring is still ongoing, but the DTSC certified the site under the condition of specific maintenance activities in 2021.
- Case N. T10000016913 is the site of a former oil well. According to the California Division of Oil, Gas, and Geothermal Resources wo “buried” oil wells were located on the property, but no records are on file. A subsurface investigation was conducted in 2018 and 2020. The soil impacted by oil related activities was removed in 2020, but a groundwater investigation is still ongoing under the supervision of the DTSC.

None of these sites is 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 any 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 as well as to 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 California Office of Planning and Research 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 Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.