

APPROVED

Nov 07 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-231

DATE November 07, 2024

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MACARTHUR PARK – BUILDING IMPROVEMENTS (PRJ21814) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(a) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING SUCH THINGS AS INTERIOR PARTITIONS, PLUMBING, AND ELECTRICAL CONVEYANCES] 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	<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Approved X Disapproved _____ Withdrawn _____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 MacArthur Park – Building Improvements (PRJ21814) 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 \$140,000.00 in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003307

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) [Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances] 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 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

MacArthur Park is located at 2230 West 6th Street in the Westlake community of the City. This 29.87-acre property includes a play area, band shell, lake, synthetic meadow, and picnic areas. Approximately 41,695 residents live within a one-half mile walking distance of MacArthur Park. Due to the facilities, features, programs, and services it provides, MacArthur 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 involves:

- Improvements to the walls including but not limited to plastering, framing and painting in the basement level and the dance room in the Signal Building, and
- Replacement of the wood flooring in the dance room and the Gym.

PROJECT FUNDING

Upon approval of this Report, \$140,000.00 in Park Fees can be committed to the proposed Project, which is the total budget including the budget contingency amount set forth below.

On-Call Contract	Contingency Amount
New Park Construction Services	\$20,000.00

The Park Fees were collected within five miles of MacArthur 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.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$140,000.00	100%
Total		\$140,000.00	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
Pre-design	N/A
Design	N/A
Bid and Award	May 2024 – November 2024
Construction	December 2024 – February 2025
Post Construction	February 2025 – August 2025

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of interior alterations to an existing building involving 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 the same purpose and capacity.

According to the parcel profile report retrieved on October 2, 2024, the Project site is located in a methane buffer zone, but these repairs will not increase the risk of methane seepage. This site is not within a coastal or liquefaction 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 October 2, 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 listed the case T0603739908 at the Project site. This case concerned a leaking underground storage tank that was removed between 2000 and 2003; the California Regional Water Quality Control Board closed the case in 2003, finding that the corrective actions carried out were in compliance with the California Health and Safety Code and that no further action was necessary. The following cases are listed at other sites near the Project site (within 1,000 feet):

- Case 19820042 and 19730194 are school investigations. The first was closed and certified by the Regional Quality Control Board in 2002. The second was closed with no further action in 2003.

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- Case T0603799310 is a leaking underground storage tank, remediated in 2003.

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 located in a City of Los Angeles Historic Cultural Monument (HCM #100), listed in the California Register of Historic Resources. The proposed minor repairs will not cause a substantial adverse change in the historical significance of the site.

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 as well as to Article III, Section 1, Class 1(1) and 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.