

# APPROVED

Nov 21 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 24-241

**DATE** November 21, 2024

**C.D.** 13

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** MADISON WEST PARK – PLAYGROUND REPLACEMENT (PRJ21815) 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 WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED], 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Withdrawn \_\_\_\_\_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 Madison West Park – Playground Replacement (PRJ21815) 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 \$480,279.47 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	QT066044
Park Fees	302/89/89718H	QP002054
Park Fees	302/89/89718H	QP002661
Park Fees	302/89/89718H	QP002139
Park Fees	302/89/89718H	QP002704
Park Fees	302/89/89718H	QP002398
Park Fees	302/89/89718H	QP002524
Park Fees	302/89/89718H	QP002509
Park Fees	302/89/89718H	QP002377
Park Fees	302/89/89718H	QP002471
Park Fees	302/89/89718H	QP002363
Park Fees	302/89/89718H	QP002446

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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 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 as the structure replaced] 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 an NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Madison West Park is located at 464 North Madison Avenue in the East Hollywood community of the City. This 0.52-acre park provides a large green space, picnic tables, a children’s playground, and shade structures for the local community. Due to the facilities, features, and programs, and services it provides, Madison West 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 consists of the following improvements:

- Removal and replacement of the existing play structure.
- Removal and replacement of the chain-link fencing surrounding the park.
- Replacement of shade structures.

PROJECT FUNDING

Upon approval of this Report, \$480,279.47 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:

<b>On-Call Contract</b>	<b>Contingency Amount</b>
Playground Construction	\$40,000.00
Fencing Construction	\$21,000.00

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The Park Fees were collected within two miles of Madison West 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	302/89/89716H	\$21,590.99	4%
Park Fees	302/89/89718H	\$458,688.50	96%
<b>Total</b>		<b>\$480,279.47</b>	<b>100%</b>

PROJECT CONSTRUCTION

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

Phase	Duration
Pre-design	N/A
Design	N/A
Bid and Award	November 2024 – December 2024
Construction	January 2025 – March 2025
Post Construction	April 2025 – September 2025

TREES AND SHADE

The proposed Project will have no impact on the existing trees at Madison West Park. The new playground will include integrated shade toppers. The proposed Project will replace the shade fabric on the existing shade structures.

ENVIRONMENTAL IMPACT

The proposed Project consists of 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.

According to the parcel profile report retrieved on October 10, 2024, the construction of this Project is not in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal or methane 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 10, 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 (SWRCB) (Geotracker at [www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov)) have listed the following cases within 1,000 feet of the Project area:

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- Case 19880056 – a school investigation, which has not yet started.
- Case 1988014 – a school investigation, in which remediation was concluded in 2002.
- Case 71002193 – a graphics establishment, which no longer operates on the site.
- RB Case #900040307 and RB Case #900040198 – leaking underground storage tanks closed after remediation as of October 17, 1996 and July 19, 1996 respectively.

According to the Caltrans Scenic Highway Map, there is no scenic highway located within, or adjacent to, the Project site. The proposed Project is not in an area that would affect a historic or cultural monument.

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 15302 of California CEQA Guidelines and 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 the 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 Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.