

# APPROVED

Aug 04 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-203

DATE August 04, 2022

C.D. 1

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MACARTHUR PARK – RESTROOM REPLACEMENT (PRJ21646) PROJECT – COMMITMENT OF PARK FEES - CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(11d) [DEMOLITION AND REMOVAL OF INDIVIDUAL SMALL STRUCTURES SUCH AS ACCESSORY STRUCTURES, EXCEPT WHERE THE STRUCTURES ARE OF HISTORICAL, ARCHAEOLOGICAL OR ARCHITECTURAL SIGNIFICANCE] AND CLASS 3(6) [CONSTRUCTION AND LOCATION OF ACCESSORY (APPURTENANT) STRUCTURES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(14) AND 15303(e) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<i>DF</i> _____
B. Jackson	_____	N. Williams	_____

  
 \_\_\_\_\_  
 General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and total budget for the MacArthur Park – Restroom Replacement (PRJ21646) 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 total of One Million, Two Hundred Twenty Three Thousand, Two Hundred Ninety Five Dollars and Forty Seven Cents (\$1,223,295.47) 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	QT072410
Park Fees	302/89/89716H	QT074771
Park Fees	302/89/89718H	QP002143
Park Fees	302/89/89718H	QP002079
Park Fees	302/89/89718H	QP001984
Park Fees	302/89/89718H	QP002057
Park Fees	302/89/89718H	QP002209
Park Fees	302/89/89718H	QP002593

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002783
Park Fees	302/89/89718H	QP002395
Park Fees	302/89/89718H	QP002567
Park Fees	302/89/89718H	QP002812
Park Fees	302/89/89718H	QP002668
Park Fees	302/89/89718H	QP002805
Park Fees	302/89/89716H	QT062781
Park Fees	302/89/89718H	QP002789
Park Fees	302/89/89718H	QP002798
Park Fees	302/89/89718H	QP002462
Park Fees	302/89/89716H	QT082416

3. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this proposed 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 III, Section 1, Class 1(11d) [Demolition and removal of individual small structures such as accessory structures, except where the structures are of historical, archaeological or architectural significance] and Class 3(6) [Construction and location of accessory (appurtenant) structures] of City CEQA Guidelines and Article 19, Sections 15301(14) and 15303(e) of California 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 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.

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PROJECT SCOPE

The scope of the proposed Project includes the following:

- Demolition of restroom building located adjacent to Alvarado Street
- Installation of two (2) new Exeloo restroom buildings for a total of four (4) stalls
- Related site improvements

PROJECT FUNDING

Upon approval of this Report, One Million, Two Hundred Twenty Three Thousand, Two Hundred Ninety Five Dollars and Forty-Seven Cents (\$1,223,295.47) in Park Fees can be committed to the proposed Project, which will be the total budget for this Project inclusive of the budget contingency amount set forth below.

The anticipated pre-qualified on-call contracts for this Project will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be Two Hundred Thousand Dollars (\$200,000.00).

These Park Fees were collected within five (5) 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

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89716H	\$208,213.15	17%
Park Fees	302/89/89718H	\$1,015,082.32	83%
<b>Total</b>		<b>\$1,223,295.47</b>	<b>100%</b>

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Winter 2022.

TREES AND SHADE

This proposed Project will have no impact to existing trees or shade at the park.

ENVIRONMENTAL IMPACT

The proposed Project consists of demolition of individual small accessory structures accessory and construction and location of new accessory structures.

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According to the parcel profile report retrieved on July 22, 2022, this area does not reside in a liquefaction or a coastal zone. This site is within methane buffer zone and will comply with the City of Los Angeles Methane Ordinance. 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 July 22, 2022, 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 or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is located within MacArthur Park, a City of Los Angeles Historic Cultural Monument (HCM 100). However, the building to be demolished has been built in the '80s, therefore is not considered historical, therefore its demolition will not cause a substantial adverse change in the significance of the park.

Based on this information, staff recommends that the Board of Recreation and Parks Commissioners (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(11d) and Class 3(6) of City CEQA Guidelines as well as to Article 19, Sections 15301(I4) and 15303(e) of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

### FISCAL IMPACT

The approval of this commitment of Park Fees for this Project 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 no overall impact to existing maintenance service at this facility.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** The replacement of the restroom building will enhance the park user's experience and increase safety.

This Report was prepared by Meghan Luera, Senior Management Analyst I, Planning, Maintenance and Construction Branch.