

APPROVED

Aug 04 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-206

DATE August 04, 2022

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTCHESTER RECREATION CENTER – TENNIS COURT REFURBISHMENT (PRJ21625) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(3) [MINOR ALTERATIONS TO EXISTING STREETS, SIDEWALKS, AND PEDESTRIAN TRAILS], AND CLASS 2 [REPLACEMENT OF AN EXISTING STRUCTURE WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a), 15301(c), AND 15302 OF CALIFORNIA STATE CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	*C. Santo Domingo	_____
B. Jackson	_____	N. Williams	_____

for

DF



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Westchester Recreation Center – Tennis Court Refurbishment (PRJ21625) Project (Project), as described in the Summary of this Report;
2. Approve the proposed Project to be bid and constructed through the Department of Recreation and Park's (RAP) list of pre-qualified on-call contractors;
3. 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;
4. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], Class 1(3) [Minor alterations to existing streets, sidewalks, and pedestrian trails], and Class 2 [Replacement of an existing structure

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where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced] of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(c), and 15302 of California CEQA Guidelines; and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval;

5. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Westchester Recreation Center is located at 7000 West Manchester Avenue in the Westchester area of the City. This 23.79-acre facility provides baseball fields, basketball courts, a children's play area, a skate park, two gymnasiums, a senior center, and a swimming pool. Approximately Four Thousand, Five Hundred Ninety-Three (4,593) residents live within a one-half (1/2) mile walking distance of Westchester Recreation Center. Due to the facilities, features, programs, and services it provides, Westchester Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of the proposed Project includes the following:

- Replacement of the windscreens surrounding the tennis courts.
- Resurfacing of the tennis courts.
- Addition of hybrid pickleball lines onto the tennis court surfaces.

PROJECT FUNDING

The Project will be paid for using funds from the RAP Special Fund Tennis Revenue Surcharge-Westchester. The total amount of funding available for the Project is Twenty Five Thousand Dollars (\$25,000.00), which will be the total budget for this Project inclusive of the budget contingency amounts set forth below.

It is anticipated that the following pre-qualified on-call contracts will be used for the Project with the following budget contingency amounts:

On-Call Contract	Budget Contingency Amount
Park Facility Construction	\$10,000.00

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
RAP Special Fund Tennis Revenue Surcharge-Westchester	302/89/89090K-WE	\$25,000.00	100%
Total		\$25,000.00	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Westchester Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations involving remodeling and minor construction where there be negligible or no expansion of use, minor alterations to existing streets, sidewalks, and pedestrian trails, and replacement of an existing structure where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced.

According to the parcel profile report retrieved April 14, 2022, this site is not within a coastal, historic, methane, liquefaction, hazardous waste, or borderline zone so there is no reasonable possibility that the project will 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 April 14, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has 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 project or within the project site. Furthermore, the project is not located in proximity of a known historical resource and will not cause a substantial adverse change in the significance of a historical resource.

Based on this information, RAP staff recommends that the Board determines that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(3), and Class 2 of City CEQA Guidelines and Article 19, Sections 15301(a), 15301(c), and 15302 of California CEQA Guidelines. RAP Staff will file an NOE with the Los Angeles County Clerk upon the Board's approval.

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FISCAL IMPACT

The approval of this Project and the use of funds from the RAP Special Fund Tennis Revenue Surcharge-Westchester 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 RAP Special Fund Tennis Revenue Surcharge-Westchester 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 refurbishment of the tennis courts at Westchester Recreation Center will enhance the park user's experience.

This Report was prepared by Ajmal Noorzayee, Management Analyst, Planning, Construction and Maintenance Branch.