

APPROVED

Aug 18 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-213

DATE August 18, 2012

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROSECRANS RECREATION CENTER – METHANE GAS MONITORING SYSTEM AND ROOF REPLACEMENT (PRJ21645) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 2 [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 CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____ <i>fur</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Approved X Disapproved _____ Withdrawn _____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 Rosecrans Recreation Center – Methane Gas Monitoring System and Roof Replacement (PRJ21645) Project (Project) as outlined in this Report;
2. Authorize RAP staff to commit from the fund and work order numbers shown in Attachment 1 a maximum of Five Hundred Forty-Five Thousand, Three Hundred Forty-Three Dollars and Seventy-Two Cents (\$545,343.72) in Park Fees for the proposed Project;
3. Approve the proposed Project to be bid and constructed through 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 proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2

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[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 City CEQA Guidelines and Article 19, Section 15302 of California CEQA Guidelines and direct 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

Rosecrans Recreation Center is located at 840 West 149th Street in the Harbor Gateway community of the City. This 10.55-acre property includes baseball fields, soccer fields, a children's play area, a gymnasium, and picnic areas. Approximately 2,059 City residents live within a one half-mile walking distance of Rosecrans Recreation Center. Due to the facilities, features, programs, and services it provides, Rosecrans Recreation Center meets the standard for a Community Park as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of the Project includes the following:

- Replacement of the entire methane gas monitoring system.
- Replacement of the roof on the recreation center.

PROJECT FUNDING

Upon the approval of this Report, Five Hundred Forty-Five Thousand, Three Hundred Forty-Three Dollars and Seventy-Two Cents (\$545,343.72) in Park Fees can be committed to the proposed Project, which is the total budgeted amount for the Project inclusive of the budget contingency amount noted below.

The anticipated pre-qualified on-call contracts for this Project will be for Park Facility Construction. The budget contingency amount for the Park Facility Construction Contract will be Seventy-Eight Thousand, Eight Hundred One Dollars and Fifty-Six Cents (\$78,801.56).

These Park Fees were collected within five (5) miles of Rosecrans Recreation Center, which is the standard distance for the commitment of the 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	302/89/89716H	\$196,076.71	36%
Park Fees	302/89/89718H	\$349,267.01	64%
Total		\$545,343.72	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of existing structures 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 on August 2, 2022, this area is in the methane buffer zone and the project addresses the potential for methane seepage. It does not reside in a liquefaction zone, a coastal, or historic zone, so 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 August 2, the State Department of Toxic Substances Control (DTSC) (Envirostor at 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 but have listed RB Case # 902470089 within 500 feet of the Project area. The case IS a leaking underground storage tank that was remediated and therefore does not represent a threat to the proposed Project site. The Los Angeles Regional Water Quality Control Board closed the case in 2012. 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 a known historical resources and will not cause a substantial adverse change in the significance of any historical, archeological or paleontological resource.

Based in 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 2 of City CEQA Guidelines and Article 19, Section 15302 of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

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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 the 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 methane gas monitoring system and recreation center roof at Rosecrans Recreation Center will enhance the park users' safety.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

ATTACHMENTS

1) List of Work Orders

List of Work Orders for Rosecrans Recreation Center – Methane Gas Monitoring System and Roof Replacement (PRJ21645) Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT076035
Park Fees	302/89/89718H	QP000603
Park Fees	302/89/89718H	QP000548
Park Fees	302/89/89718H	QP000855
Park Fees	302/89/89718H	QP000785
Park Fees	302/89/89718H	QP001607
Park Fees	302/89/89718H	QP001601
Park Fees	302/89/89718H	QP002230
Park Fees	302/89/89718H	QP000155
Park Fees	302/89/89718H	QP000156
Park Fees	302/89/89718H	QP000154
Park Fees	302/89/89718H	QP000075
Park Fees	302/89/89718H	QP000139
Park Fees	302/89/89718H	QP000071
Park Fees	302/89/89718H	QP000152
Park Fees	302/89/89718H	QP000167
Park Fees	302/89/89718H	QP000240
Park Fees	302/89/89718H	QP000089
Park Fees	302/89/89718H	QP000279
Park Fees	302/89/89718H	QP000339
Park Fees	302/89/89718H	QP000344
Park Fees	302/89/89718H	QP002081
Park Fees	302/89/89718H	QP002249
Park Fees	302/89/89718H	QP000488
Park Fees	302/89/89718H	QP000536
Park Fees	302/89/89718H	QP000345
Park Fees	302/89/89718H	QP000415
Park Fees	302/89/89718H	QP000666
Park Fees	302/89/89718H	QP000567
Park Fees	302/89/89718H	QP000316
Park Fees	302/89/89718H	QP000410
Park Fees	302/89/89718H	QP000498
Park Fees	302/89/89718H	QP000661
Park Fees	302/89/89718H	QP000803
Park Fees	302/89/89718H	QP000663
Park Fees	302/89/89718H	QP000662
Park Fees	302/89/89718H	QP000451
Park Fees	302/89/89718H	QP000932
Park Fees	302/89/89718H	QP000635
Park Fees	302/89/89718H	QP000806
Park Fees	302/89/89718H	QP000824