

APPROVED

MAY 19 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-117

DATE May 19, 2022

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MACARTHUR PARK – HVAC REPLACEMENT (PRJ21627) 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(6) [REPLACEMENT OR RECONSTRUCTION OF EXISTING HEATING AND AIR-CONDITIONING SYSTEMS] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>fuE</i> C. Santo Domingo	<u>DF</u>
J. Kim	_____	N. Williams	_____

Diaz / Kim

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the MacArthur Park – HVAC Replacement (PRJ21627) 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 Hundred and Fifteen Thousand Dollars (\$115,000.00) 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	QP000010
Park Fees	302/89/89718H	QP000120
Park Fees	302/89/89718H	QP000203
Park Fees	302/89/89718H	QP000880
Park Fees	302/89/89718H	QP000665
Park Fees	302/89/89718H	QP000565
Park Fees	302/89/89718H	QP000707
Park Fees	302/89/89718H	QP000564
Park Fees	302/89/89718H	QP000877
Park Fees	302/89/89718H	QP000796
Park Fees	302/89/89716H	QT074771
Park Fees	302/89/89718H	QP002695
Park Fees	302/89/89718H	QP002593

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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 2(6) [Replacement or reconstruction of existing heating and air-conditioning systems] of City CEQA Guidelines and Article 19, Section 15302 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.

PROJECT SCOPE

The scope of the proposed Project includes the following:

- Removal of the existing Heating, Ventilation and Air Conditioning (HVAC) system at the recreation center.
- Installation of a new HVAC system at the recreation center

PROJECT FUNDING

Upon approval of this Report, One Hundred and Fifteen Thousand Dollars (\$115,000.00) 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 HVAC Construction, Retrofit, and Maintenance. The budget contingency for the HVAC Construction, Retrofit, and Maintenance contracts will be Ten Thousand Dollars (\$10,000.00).

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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

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$17,819.18	15%
Park Fees	302/89/89718H	\$97,180.82	85%
Total		\$115,000.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Summer 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 replacement of existing heating and air-conditioning systems.

According to the parcel profile report retrieved on May 3, 2022 this area does not reside in a liquefaction zone.

This site is not within a coastal zone, but it is in a methane buffer zone. The nature of the project is such, however, that will not increase seepage risk, so there is no reasonable possibility that the 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 May 3, 2021, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has not listed the Project site, but has listed RB Case #: 900570216 and RB Case #: 900570198 near the Project area (within 500 feet). Both were leaking underground storage tanks (LUST) and the cases were closed in 2003. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the project or within the project site. The project is located in a building that is contributing element to the historic determination of MacArthur Park as City of Los Angeles Historic Monument #100. The proposed Project, however, does not cause a substantial adverse change in the significance of the building.

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Based on this information, staff recommends that the Board determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2(6) 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 the Board of Recreation and Parks Commissioners' (Board) 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 HVAC system at the recreation center of MacArthur Park will enhance the park user's experience and increase safety.

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