

# APPROVED

NOV 03 2022

BOARD OF RECREATION  
AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-282

DATE November 03, 2022

C.D. 2

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: NORTH WEDDINGTON PARK – ROOF REPLACEMENT AND HEATING, VENTILATION AND AIR CONDITIONING (HVAC) (PRJ21667) 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(32) [INSTALLATION, MAINTENANCE OR MODIFICATION OF MECHANICAL EQUIPMENT AND PUBLIC CONVENIENCE DEVICES AND FACILITIES WHICH ARE ACCESSORY TO THE USE OF THE EXISTING STRUCTURES OR FACILITIES AND INVOLVE THE NEGLIGIBLE OR NO EXPANSION OF USE] AND 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, SECTIONS 15301(a) AND 15302 OF CALIFORNIA CEQA GUIDELINES

B. Aguirre \_\_\_\_\_ M. Rudnick \_\_\_\_\_  
 H. Fujita \_\_\_\_\_ *fu* C. Santo Domingo *DF*  
 B. Jackson \_\_\_\_\_ N. Williams \_\_\_\_\_

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

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

**RECOMMENDATIONS**

1. Approve the scope of work and the total budget of the North Weddington Park – Roof Replacement and Heating, Ventilation and Air Conditioning (HVAC) (PRJ21667) 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 Two Hundred Thirty Five Thousand Dollars (\$235,000.00) in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT074509
Park Fees	302/89/89716H	QT074709
Park Fees	302/89/89716H	QT075015

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3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (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 III, Section 1, Class 1(32) [Installation, maintenance or modification of mechanical equipment and public convenience devices and facilities which are accessory to the use of the existing structures or facilities and involve the negligible or no expansion of use] and 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, Sections 15301(a) and 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 Notice of Exemption (NOE); and
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

North Weddington Park is a 10.21 acre community park located at 10844 Acama Street in the North Hollywood area of the City. This park includes an auditorium, barbeque pits, baseball diamond, basketball courts, community room, handball courts and volleyball courts. Approximately 2,407 City residents live within a one-half mile walking distance of North Weddington Park. Due to the facility's size, features, programs and services it provides, North Weddington 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 work of the proposed Project includes the following:

- Replacement of roof on recreation center;
- Improvements to the HVAC system.

PROJECT FUNDING

Upon approval of this Report, Two Hundred Thirty Five Thousand Dollars (\$235,000.00) in Park Fees can be committed to the proposed Project.

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. The proposed Project is one of the park projects that RAP has identified for the use of these funds.

The total amount of funding available for the Project is Seven Hundred Fifty Thousand Dollars (\$750,000.00), which is the total budget for this Project inclusive of the budget contingency amounts 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>
Roof Repairs, Retrofit & Construction	\$25,000.00
HVAC Construction, Retrofit & Repairs	\$25,000.00

The Park Fees were collected within five (5) miles of North Weddington 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	\$235,000.00	31%
Deferred Maintenance	302/89/89727H-NP	\$515,000.00	69%
<b>Total</b>		\$750,000.00	100%

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### PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project and construction is anticipated to begin in Winter 2023.

### TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at North Weddington Park.

### ENVIRONMENTAL IMPACT

The proposed Project consists of maintenance or modification of mechanical equipment and public convenience devices which are accessory to the use of the existing facilities and involve the negligible or no expansion of use and replacement of existing structures 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 11, 2022 this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, 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 October 11, 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. 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 resource.

Based in this information, RAP staff recommends that the Board of Recreation and Parks Commissioners (Board) determines 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(32) and Class 2 of City CEQA Guidelines and Article 19, Sections 15301(a) and 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 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.

### 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 roof and improvements to the HVAC will enhance the park users' experience.

This report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.