

APPROVED

Sept 01 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-222

DATE September 01, 2022

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MOUNT CARMEL RECREATION CENTER – PLAYGROUND REPLACEMENT (PRJ21580) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MINOR ALTERATIONS TO EXISTING STREETS, SIDEWALKS, AND PEDESTRIAN TRAILS], 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], CLASS 4(3) [NEW GARDENING, TREE PLANTING, OR LANDSCAPING], 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED], AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING COMMERCIAL, INDUSTRIAL, OR INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(c), 15302, 15304(b), 15304(f), AND 15311 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Approved X Disapproved _____ Withdrawn _____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 Mount Carmel Recreation Center - Playground Replacement (PRJ21580) 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 Parks' (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(3) [Minor alterations to existing streets, sidewalks, and pedestrian trails], Class 2

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[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], Class 4(3) [New gardening, tree planting, or landscaping], Class 4(12) [Minor trenching and backfilling where the surface is restored], and Class 11(6) [Construction or placement of minor structures accessory to (appurtenant to) existing commercial, industrial or institutional facilities] of City CEQA Guidelines and Article 19, Sections 15301(c), 15302, 15304(b), 15304(f), and 15311 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 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

Mount Carmel Recreation Center is located at 830 West 70th Street in the South Los Angeles community of the City. This 3.41-acre facility includes a recreation center, basketball courts, children's play area, and ball diamond. Approximately 11,824 City residents live within a one half mile walking distance of Mount Carmel Recreation Center.

PROJECT SCOPE

The scope of the proposed Project includes the following:

- Demolition and removal of existing playground equipment.
- Construction and installation of new playground equipment.
- Americans with Disabilities Act (ADA) path of travel improvements.
- Upgrades to landscaping and irrigation systems surrounding the playground.
- Installation of hydration station(s) and site amenities.

Images of the proposed new playground are available in Attachment 1.

PROJECT FUNDING

The proposed Project was awarded Seven Hundred and Fifty Thousand Dollars (\$750,000.00) in Community Development Block Grant (CDBG) funds from the 2021-22 Program Year 47 (Council File (CF) No. 20-1433).

The total amount of funding available for the proposed Project is Seven Hundred and Fifty Thousand Dollars (\$750,000.00), which will be the total budget for this Project inclusive of the budget contingency amount set forth below.

The anticipated pre-qualified on-call contract will be for Playground Construction. The budget contingency for the Playground Construction contract will be Fifty Thousand Dollars (\$50,000.00).

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
CDBG (PY 47)	424/21/21VB16	\$750,000.00	100%
Total		\$750,000.00	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project includes the installation of four (4) shade sails at the playground area. The proposed Project will have no impact to existing trees at Mount Carmel Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project includes the following:

- Minor alterations to existing streets, sidewalks, and pedestrian trails.
- 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.
- New gardening, tree planting, or landscaping.
- Minor trenching and backfilling where the surface is restored.
- Construction or placement of minor structures accessory to (appurtenant to) existing institutional facilities

According to the parcel profile report retrieved July 25, 2022, this area resides in a liquefaction zone. The construction of this project will not create conditions that could lead to liquefaction. This is a highly developed area where the maintenance and repair of buildings occurs regularly without incident and, as such, this not an unusual circumstance.

This site is not within a coastal, historic, methane buffer zone, 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 July 25, 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.

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Based on this information, RAP staff recommends that the 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(3), Class 2, Class 4(3), Class 4(12), and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(c), 15302, 15304(b), 15304(f) and 15311 of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by CDBG funds 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 playground at Mount Carmel Recreation Center will enhance the park user's experience and increase safety.

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

ATTACHMENTS

- 1) ATTACHMENT 1 – Images of the proposed new playground







Mt. Carmel Rec Cntr - Los Angeles Los Angeles, CA

General Notes:

Age Group

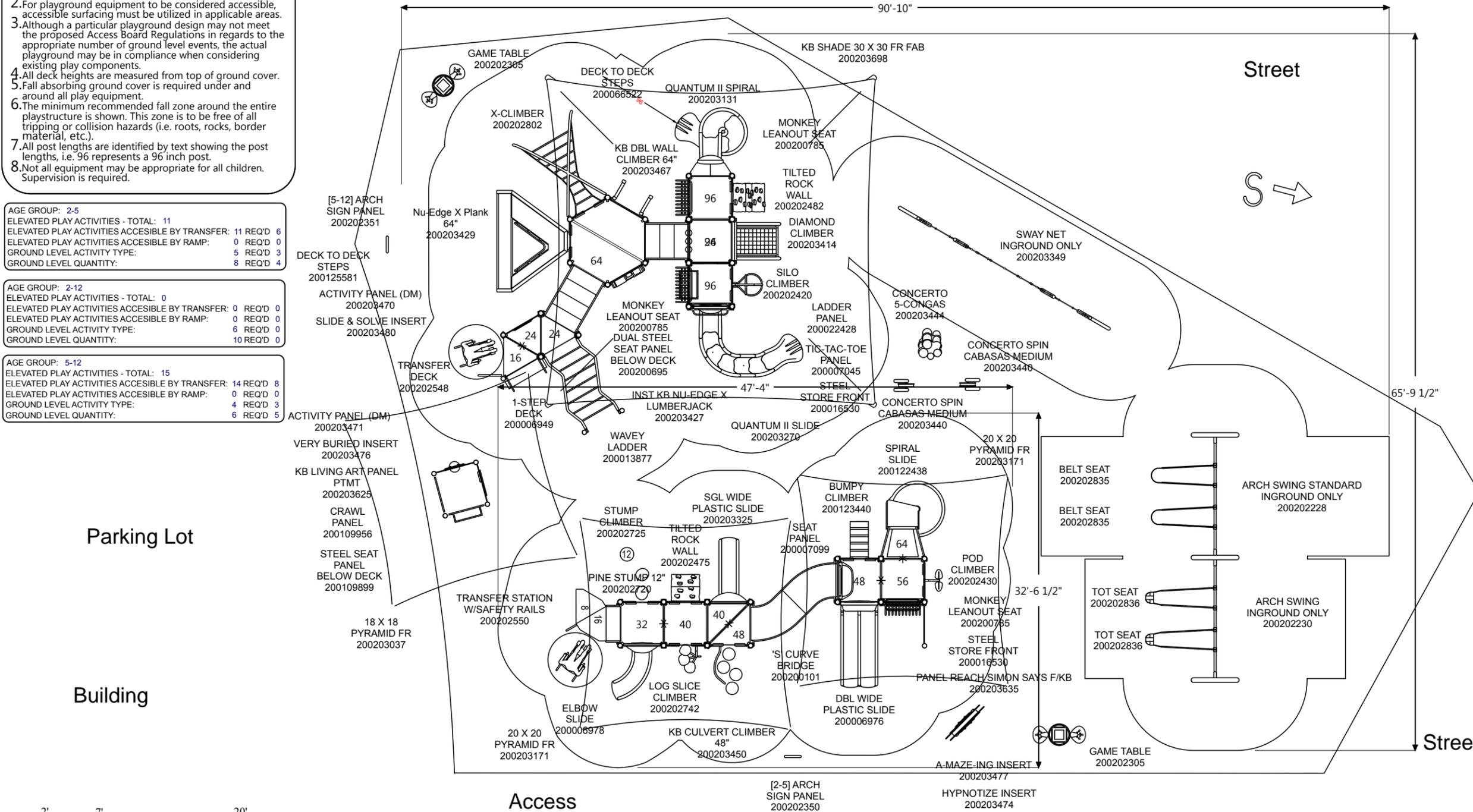
2-5yrs 5-12 yrs 2-12yrs 13+ yrs

- The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
- For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
- Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
- All deck heights are measured from top of ground cover.
- Fall absorbing ground cover is required under and around all play equipment.
- The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).
- All post lengths are identified by text showing the post lengths, i.e. 96 represents a 96 inch post.
- Not all equipment may be appropriate for all children. Supervision is required.

AGE GROUP: 2-5
 ELEVATED PLAY ACTIVITIES - TOTAL: 11 REQ'D 6
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 11 REQ'D 6
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 5 REQ'D 3
 GROUND LEVEL QUANTITY: 8 REQ'D 4

AGE GROUP: 2-12
 ELEVATED PLAY ACTIVITIES - TOTAL: 0
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 0 REQ'D 0
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 6 REQ'D 0
 GROUND LEVEL QUANTITY: 10 REQ'D 0

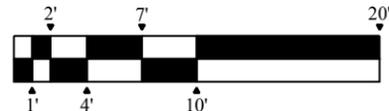
AGE GROUP: 5-12
 ELEVATED PLAY ACTIVITIES - TOTAL: 15
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 14 REQ'D 8
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 4 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 4 REQ'D 3
 GROUND LEVEL QUANTITY: 6 REQ'D 5



Parking Lot

Building

Access



Project:
 Mt. Carmel Rec Cntr - Los Angeles
 Los Angeles, CA
 LTCPS rep:
 PACIFIC PARK & PLAYGROUND, INC
 (714) 846-4885

Ground Space: 76'-0" x 63'-0"
Protective Area: 90'-6" x 67'-0"

Drawn by: Tracy Grabow
Date: 4/11/2022
DWG Name: R0322_44659633574

LTCPS - Farmington
 878 East Highway 60
 Monett, Missouri 65708
 Voice: 1-800-325-8828
 Fax: 417-354-2273

Playground Layout Compliance:

- ASTM F1487 - Playground Equipment for Public Use.
- CPSC Handbook for Public Playground Safety
- This playground design meets the final Access Board Regulations.



The play components identified in this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487.

LEED points for this structure
 0

