

APPROVED
FEB 02/2023
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 23-033

DATE February 02, 2023

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PENMAR RECREATION CENTER – TENNIS COURT AND LIGHTING IMPROVEMENTS (PRJ21691) 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(1) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE]; CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS] AND CLASS 2 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES OR 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 AND 15302 OF CALIFORNIA CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
H. Fujita	_____	<i>Fujita</i> C. Santo Domingo	<i>DF</i> _____
B. Jackson	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

If Approved: Board President *Agria Patanues* Board Secretary *Sakisha Sarden*

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Penmar Recreation Center – Tennis Court and Lighting Improvements (PRJ21691) 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 Nine Hundred Fifty Thousand Dollars (\$950,000.00) in Park Fees for the proposed Project;

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FUNDING SOURCE	FUND/DEPT./ACCT. NO.	WORK ORDER NO.
Park Fees	302/89/89716H	QM143076
Park Fees	302/89/89716H	QM160315
Park Fees	302/89/89716H	QT072298
Park Fees	302/89/89718H	QP002932
Park Fees	302/89/89718H	QP003021
Park Fees	302/89/89718H	QP002873
Park Fees	302/89/89718H	QP002931
Park Fees	302/89/89718H	QP002861

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(1) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use]; Class 1(12) [Outdoor lighting and fencing for security and operations] and Class 2 [Replacement or reconstruction of existing structures or 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 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

Penmar Recreation Center is located at 1341 East Lake Street in the Mar Vista Houses area of the City. This 12.01- acre facility is operated by the Department of Recreation and Parks (RAP). The facility provides an auditorium, baseball fields, lighted indoor and outdoor basketball courts, a children's play area, indoor gym, picnic tables, and lighted tennis courts. Approximately 3,469

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City residents live within a one-half (1/2) mile walking distance of Penmar Recreation Center. Due to its facilities and features, and the programs and services provided on site, Penmar Recreation Center meets the standard for a Community Park, as defined in the City’s Public Recreation Plan.

PROJECT SCOPE

The tennis courts at Penmar Recreation Center have been identified as needing renovation. Two of the tennis courts are currently closed due to safety concerns. RAP staff has assessed the condition of the tennis courts, and the adjacent park areas, and is recommending that improvements be made. The scope of work of the Project includes the following:

- Tennis Court Improvements
 - Demolition and replacement of two tennis courts (No. 5 and No. 6)
 - Resurfacing all six (6) tennis courts
 - New windscreens
 - New net posts and hardware
 - New fencing
 - New court striping, including the addition of pickleball lines to two Tennis Courts (No. 5 and No. 6)

- Park Lighting Improvements
 - Upgrade lighting fixtures at tennis courts, basketball courts, and playground
 - Upgrade various park security lighting fixtures
 - Installation of New or Replacement light poles where necessary

PROJECT FUNDING

Upon approval of this Report, Nine Hundred Fifty Thousand Dollars (\$950,000.00) in Park Fees can be committed to the proposed Project, which is the total budget inclusive of the contingency amount 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:

On-Call Contract	Contingency Amount
Electrical Construction	\$95,000.00
Park Facility Construction	\$60,000.00

The Park Fees were collected within five (5) miles of Penmar Recreation Center, 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

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$ 122,307.43	13%
Park Fees	302/89/89716H	\$ 827,692.57	87%
Total		\$ 950,000.00	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

The proposed Project has no impact on the existing trees at Penmar Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations involving minor construction where there be negligible or no expansion of use; outdoor lighting and fencing for security and operations 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 January 10, 2023 this area does not reside in a liquefaction zone, 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 January 10, 2023, 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 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, 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 1(1), Class 1(12) and Class 2 of City CEQA Guidelines as well as to Article 19, Sections 15301 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 improvements made at Penmar Recreation Center will improve the park users' experience and safety.

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