

# APPROVED

Sept 01 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-228

DATE September 01, 2022

C.D. 9

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VERMONT SQUARE PARK – PIP REPLACEMENT (PRJ21655) PROJECT – ALLOCATION OF ZONE CHANGE FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, 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] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15302 OF CALIFORNIA STATE CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>fur</i> * C. Santo Domingo	<u>DF</u>
B. Jackson	_____	N. Williams	_____

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

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and total budget for the Vermont Square Park – PIP Replacement (PRJ21655) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks’ (RAP) Chief Accounting Employee or designee to establish new Zone Change Fees Account No. 89440K-AE with Vermont Square Park as the Account Name;
3. Authorize RAP’s Chief Accounting Employee or designee to transfer One Hundred Fifty Thousand, One Hundred Ninety-Three Dollars and Ninety-Three Cents (\$150,193.93) in Zone Change Fees from the Zone Change Fee Account No. 89440K-00 to the Vermont Square Account No. 89440K-AE;
4. Approve the allocation of One Hundred Fifty Thousand, One Hundred Ninety-Three Dollars and Ninety-Three Cents (\$150,193.93) in Zone Change Fees from the Vermont Square Account No. 89440K-AE to the proposed Project;
5. Approve the proposed Project to be bid and constructed through the RAP’s list of pre-qualified on-call contractors;

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6. 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;
7. 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 [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] 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 upon Board's approval.
8. 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,
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Vermont Square Park is located at 1248 West 47th Street in the Vermont Square community of the City. This 3.01-acre facility provides basketball courts, children's play area, fitness equipment and picnic tables. Approximately 11,031 residents live within a one-half mile walking distance of Vermont Square Park. Due to the facilities, features, programs, and services it provides, Vermont Square Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The scope of the proposed Project includes the following:

- Replacement of the pour-in-place (PIP) surfacing around the play area.

### PROJECT FUNDING

Upon approval of this Report, One Hundred Fifty Thousand, One Hundred Ninety-Three Dollars and Ninety-Three Cents (\$150,193.93) in Zone Change Fees can be transferred from Zone Change Fee Account No. 89440K-00 to the Vermont Square Park Account No. 89440K-AE and allocated to the proposed Project, which will be the total budget for this Project inclusive of the budget contingency amount set forth below.

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These Zone Change Fees were collected within two (2) miles of Vermont Square Park, which is the standard distance for the allocation of the Quimby Fees for neighborhood recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

The anticipated pre-qualified on-call contract will be for Playground Construction. The budget contingency for the Playground Construction Contract will be Thirteen Thousand Dollars (\$13,000.00).

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Zone Change Fees	302/89/89440K-AE	\$150,193.93	100%
<b>Total</b>		\$150,193.93	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Vermont Square Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of the 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.

According to the parcel profile report retrieved August 10, 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, 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 August 10, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) has not listed the Project site or any contaminated sites near the Project area (within 500 feet).

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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.

Based on this information, RAP staff recommends that the Board of Recreation and Parks Commissioners' (Board) determines that it is 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. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk upon the Board's approval.

### FISCAL IMPACT

The approval of this allocation of Zone Change 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 Zone Change 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 PIP improvements at Vermont Square Park will increase safety and enhance the park users' experience.

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