

APPROVED

FEB 01 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-040

DATE February 01, 2024

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MAR VISTA RECREATION CENTER – TENNIS IMPROVEMENTS (PRJ21763) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 OF CITY CEQA GUIDELINES

B. Aguirre _____ for M. Rudnick _____
B. Jones _____ *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Approved X Disapproved _____ Withdrawn _____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 Mar Vista Recreation Center (PRJ21763) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP's) staff to commit from the following fund and work order numbers listed below a maximum of Five Hundred Thousand, Three Hundred Eighty-Nine Dollars and Six Cents (\$500,389.06) in Park Fees to the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT072298
Park Fees	302/89/89718H	QP003498
Park Fees	302/89/89718H	QP003740
Park Fees	302/89/89716H	QT073387
Park Fees	302/89/89718H	QP001837

3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;

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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 19, Section 15302 [replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced] of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines as well as to direct 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

Mar Vista Recreation Center is located at 11430 Woodbine Street in the Mar Vista area of the City. This 18.69-acre facility provides a swimming pool, recreation center, tennis and basketball courts, ball diamonds, a synthetic turf soccer field, and a children's play area for the use of the community. Due to the facilities, features, and programs it provides, Mar Vista Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the Project includes the following:

For the fencing portion of the Project:

- Replacement of approximately 780 LF of chain link fabric with 9-gauge core black vinyl.
- Installation of all new windscreen.
- Installation of all new hardware on gates.
- Clean and paint all posts and rails.

For the surfacing portion of the Project:

- Replace all tennis hardware (nets and posts) with new hardware.
- Application of Acrylics.

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PROJECT FUNDING

Upon approval of this Report, Five Hundred Thousand, Three Hundred Eighty-Nine Dollars and Six Cents (\$500,389.06) in Park Fees can be committed to the proposed Project, which is the total amount of funding available for the Project and the total budget (inclusive of the budget 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
Park Facility Construction	\$85,000.00

The Park Fees were collected within five (5) miles of Mar Vista recreation Center, which is the standard distance for the commitment of Park Fees for community 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	\$29,204.16	6%
Park Fees	302/89/89718H	\$474,184.90	94%
Total		\$500,389.06	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. See below the anticipated Project schedule:

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	February 2024 – May 2024
Construction	June 2024 – October 2024
Post Construction	October 2024 – April 2025

TREES AND SHADE

The proposed Project will have no impact on the existing shade and trees at Mar Vista Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of the renovation of an existing fenced court with a new surface and fixtures to an existing institutional facility.

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According to the parcel profile report retrieved on January 11, 2024, the construction of this Project is not in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal or methane zone, so there is no reasonable possibility that the proposed Project may impact 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 11, 2024, the State Department of Toxic Substances Control (CTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at www.geotracker.waterboards.ca.gov) have no listed cases within 1,000 feet of the Project area. It is not listed in the hazardous materials release sites, pursuant to Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is not in an area that would affect a historic or cultural monument.

Based on this information, RAP staff recommends that the Board of Recreation and Park Commissioners' (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this Report 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 at Mar Vista Recreation Center will help improve the park users' experience.

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

LIST OF ATTACHMENTS

- 1) Attachment 1 – Aerial Map



11/21/2021