

APPROVED
OCT 01 2014

REPORT OF GENERAL MANAGER

NO. 14-257

DATE October 1, 2014

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALMA PARK – PLAY AREA RENOVATION (PRJ20856) PROJECT -
ALLOCATION OF GIBSON PARK EXCHANGE FUNDS AND EXEMPTION
FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
*R. Barajas	<u>RBS</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the Alma Park - Play Area Renovation (PRJ20856) project, as described in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to transfer \$150,000.00 in Gibson Park Exchange Funds from 205/88/88AM05 Welcome Park Account to a new account 205/88/TBD Alma Park;
3. Approve the allocation of \$150,000.00 from 205/88/TBD Alma Park for Alma Park - Play Area Renovation (PRJ20856) project;
4. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,
5. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY:

Alma Park is located at the intersection of West 21st Street and Meyler Street in the San Pedro community of the City. This 2.26 acre site includes a children's play area and landscaped open space for the use and enjoyment of the surrounding community.

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Department staff has determined that the renovation of the existing children's play area, including associated Americans with Disabilities Act (ADA) accessibility, landscaping and irrigation improvements, is necessary and will be of benefit to park users. It is estimated that these improvements will cost approximately \$145,000.00.

On February 7, 2007, the Board approved a Land Exchange Agreement with the Port of Los Angeles (POLA) wherein the Department exchanged the 1.16 acre John S. Gibson Park to POLA for a 0.40 acre property, which was later developed into San Pedro Welcome Park, as well as an additional one-time cash payment in the amount of \$1,090,000.00 (Board Report No. 07-33). The Gibson Park Exchange Funds received from POLA were deposited into 205/88/88AM05 and, per the Land Exchange Agreement, could be used for various Department activities, including, but not limited to, the development of San Pedro Welcome Park.

The San Pedro Welcome Park – Park Development (PRJ1112A) project is complete. The San Pedro Welcome Park – Park Development (PRJ1112A) project was ultimately funded with a combination of State Grant funds and Quimby funds (Board Report No. 08-246, approved on August 8, 2008). None of the \$1,090,000.00 in funds received from POLA were used for the San Pedro Welcome Park – Park Development (PRJ1112A) project and those funds are available for reallocation to other projects.

Department staff is recommending the reallocation of \$150,000.00 of the Gibson Park Exchange Funds received from POLA to the Alma Park - Play Area Renovation (PRJ20856) project as that project is a high priority project for the community and is in need of funding.

Upon approval of this Report, \$150,000.00 in funds from 205/88/88AM05 Welcome Park Account can be transferred to a new account 205/88/TBD Alma Park and allocated to the Alma Park - Play Area Renovation (PRJ20856) project. The total allocation for Alma Park - Play Area Renovation (PRJ20856) project would be \$150,000.00.

Department staff has also determined that the subject project will consist of modifications to existing park facilities involving negligible or no expansion of use and placement of new accessory structures. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,3) and Class 11(3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval of this allocation of funds will have no fiscal impact on the Department as the implementation of the proposed park capital improvements will not increase the level of daily maintenance required at this facility.

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The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by funding sources other than the Department's General Fund.

The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.