

APPROVED
MAY 16 2018

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 18-092

DATE May 16, 2018

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 40 URBAN PARK (PROP 40 UP) – REQUEST TO AMEND PROJECT SITE LOCATION AND PROJECT SCOPE FOR EAST WILMINGTON GREENBELT PARK (PROJECT NO. PRJ1100P) — CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 11 (3 AND 6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING INSTITUTIONAL FACILITIES] OF THE CITY CEQA GUIDELINES

AP Diaz _____ V. Israel _____
R. Barajas _____ S. Piña-Cortez _____
H. Fujita _____ N. Williams *ndw*



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks (RAP) to amend the project scope and project site location for the Proposition 40 Urban Park East Wilmington project (Project No. PRJ1100P), subject to the approval of the Mayor and City Council as follows:

FROM:

Project consists of (1) Land Acquisition of a two-parcel 2.25 acre site located along the southwestern edge of the East Wilmington Greenbelt Park; and (2) the development of an open-air facility that features a soccer field, basketball courts, jogging path, fitness equipment, walkways, and playground; including grading, irrigation, turf-tree and landscaped plantings, sports field lighting, restroom, picnic tables and hardscaped features situated in a secure, fenced setting at 845 North Sanford Avenue, Wilmington, 91743

TO:

Install new restroom, install a new synthetic multi-purpose field, convert one basketball court into a Futsal court, install fitness equipment and walking trail connection, and replace existing play equipment with new including rubberized surface at East Wilmington Greenbelt Park at the intersection of "L" Street and Drumm Avenue (APN: 7425-023-911);

2. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11 (3 and 6) of the City CEQA

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Guidelines. Direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five working days of approval; and,

3. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption.

SUMMARY

In December 2004, the City of Los Angeles was awarded Proposition 40 Urban Park (Prop 40 UP) grant funds in an amount of Three Million Dollars (\$3,000,000.00) to be administered by RAP for the East Wilmington Greenbelt Park (expansion of East Wilmington Community Center) project (PRJ1100P). The Prop 40 Grant project scope is for the development of an approximately 2.43 acresite with recreation improvements which included sports fields, sports lighting, bleachers, picnic tables, landscaping and a small parking lot within a secure, fenced setting (Report No. 03-2608, March 31, 2005).

Since the inception of the East Wilmington Greenbelt Park project in 2003, acquiring the property from Union Pacific Railroads (Union Pacific) has presented several issues in terms of liabilities and indemnification that were not reasonable or favorable terms for the City. RAP has attempted several times to negotiate with Union Pacific (Report No. 06-233, August 9, 2006, Report No. 08-164, June 4, 2008, and Report No. 08-189, June 18, 2008). By August 2008, the Board rescinded its approval of the acquisition due to Union Pacific's unwillingness to modify any terms of the proposed transaction (Report 08-229, August 20, 2008).

In 2012, RAP revisited negotiations with Union Pacific. Union Pacific was willing to donate the property if the City was willing to accept the liabilities and indemnificaiton. Based on these terms, the City planned to purchase liability insurance for the property. However, by this time the Union Pacific Railroad sold a portion of the land to the adjacent auto junkyard that had been encroaching on the property. This decreased the size for the proposed State project from 2.43 acres to 2.25 acres. In order to secure the Prop 40 UP grant, the City substituted the softball field in exchange for two basketball courts, and reiterated that the City would not purchase a leased easement on the sold property. Union Pacific did not agree to the terms. The City decided to relocate the project to a new site.

Since 2012, the City has been searching for properties that could deliver the proposed recreational amenities mentioned in the Prop 40 UP grant and to retain the full Three Million Dollars (\$3,000,000.00) of the Prop 40 UP Grant. The City found potential properties, but none were large enough to deliver the proposed project scopes and justify the expenditure of Three Million Dollars (\$3,000,000.00) of the Prop 40 UP Grant.

During the January 18, 2018 State Conference call, the City stated that it was not successful in locating a property to pursue delivery of the proposed project scope for the Prop 40 UP Grant. Most of the properties are owned by the railroad companies, the Port of Long Beach, Port of Los Angeles, and industrial companies in the Wilmington Community. The continuing challenge

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has been finding a parcel large enough for the proposed recreational amenities with no environmental remediation associated with the property.

The State suggested an alternative to acquiring new property, RAP could consider improvement to an existing park facility that would be more suitable for the community. If the City agrees to approve this proposal, the City is required to submit the following to the State:

1. A proposal letter signed by the authorized representative with the new proposed project site location and scope change.
 - a. A comparison between the original grant scope and the proposed grant scope's range of recreational opportunities and projected operating hours.
 - b. A New Community Fact Finder
 - c. If the requested removal or modification is due to an unforeseen hindrances (shortage of funds, provide information about attempts to obtain funding from other local, state, federal, or private sources or acquiring property that is beyond agency's control) to complete the original grant scope, justification is required.
2. A revised grant scope/Cost Estimate Form.
3. A new CEQA Compliance Certification Form with the CEQA Notice of Determination or Notice of Exemption.
4. A revised site plan (if appropriate) showing the addition, removal, or modification of the recreational features, major support amenities, or event or series of events.

RAP and Council District 15 (CD 15) have been in discussions on a new project location and scope for the Prop 40 UP grant money. RAP and CD 15 decided the new project location would be at East Wilmington Greenbelt Park located at the intersection of "L" Street and Drumm Avenue, whose APN is 74250-23-911. The project scope consists of :

	Project Scope Line Item	Amount
1.	Install new prefab restroom	\$500,000
2.	Install new synthetic multi-purpose field	\$1,000,000
3.	Convert basketball court to Futsal	\$500,000
4.	Install fitness equipment stations and walking trail connection	\$300,000 - \$500,000
5.	Replace existing play equipment with new including rubberized surface	\$300,000
6.	Designs, Permits, other project-related costs	\$200,000
	TOTAL	\$2,800,000 - \$3,000,000

This new project scope and location fulfills the Prop 40 UP Grant Guideline.

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ENVIRONMENTAL IMPACT STATEMENT

The proposed new project scope consists of the construction or placement of minor structures accessory to an existing park, including a restroom, play equipment, and game courts. Therefore, Staff recommends that the Board determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 11 (3 and 6) of the City CEQA Guidelines. A Notice of Exemption will be file with the Los Angeles County Clerk upon approval by the Board.

FISCAL IMPACT STATEMENT:

The Prop 40 UP Grant Contract has been extended three (3) times. Under the original Prop 40 UP Contract No. C0201051, Sixty-Seven Thousand, Seventy-Nine Dollars (\$67,079.00) was spent on staff and environmental cost. The project under the current Prop 40 UP Contract No. C0231262 has a cost of Two Million, Nine Hundred Thirty-Two Thousand, Nine Hundred Twenty-One Dollars (\$2,932,921.00) for East Wilmington Greenbelt Park project will be liquidating on June 30, 2019. The new project for the Prop 40 UP grant will have to be completed by the end of January 2019.

If the new project at the East Wilmington Greenbelt Park, located at the intersection of "L" Street and Drumm Avenue is not approved by the Board and Los Angeles for Kids Steering Committee, RAP will lose the Two Million, Nine Hundred Thirty-Two Thousand, Nine Hundred Twenty-One Dollars (\$2,932,921.00) and will need to return the Sixty-Seven Thousand, Seventy-Nine Dollars (\$67,079.00) from the original Prop 40 UP Grant Contract if the project is not completed by the June 30, 2019 deadline.

This Report was prepared by Kai Wong, Senior Management Analyst, Grants Administration, Finance Division.