

APPROVED

NOV 19 2020

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-227

DATE November 19, 2020

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH PARK RECREATION CENTER – OUTDOOR PARK IMPROVEMENTS (PRJ21452) PROJECT – ALLOCATION OF QUIMBY AND ZONE CHANGE FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MINOR ALTERATION OF EXISTING PEDESTRIAN TRAILS AND PARKING LOTS]; CLASS 1(11d) [DEMOLITION AND REMOVAL OF INDIVIDUAL SMALL ACCESSORY STRUCTURES]; CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS]; CLASS 3(6) [NEW CONSTRUCTION OF ACCESSORY STRUCTURES]; CLASS 4(3) [NEW GARDENING, TREE PLANTING, OR LANDSCAPING, INCLUDING REMOVAL OF DEAD, DAMAGED OR DISEASED TREES]; CLASS 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED]; CLASS 11(1) [ON-PREMISE SIGNS] AND CLASS 11(6) [PLACEMENT OF MINOR STRUCTURES ACCESSORY TO EXISTING INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AS WELL AS TO ARTICLE 19, SECTIONS 15301(c), 15301(l4), 15303(e), 15304(b), 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	<i>for</i> *C. Santo Domingo	<u>DF</u>
H. Fujita	_____	N. Williams	_____
V. Israel	_____		



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work for the South Park Recreation Center – Outdoor Park Improvements (PRJ21452) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to transfer One Hundred Seventy-Five Thousand, Four Hundred Sixty-Seven Dollars and Ninety-Three Cents (\$175,467.93) in Zone Change Fees from Zone Change Account No. 89440K-00 to the South Park Recreation Center Account No. 89440K-SO;
3. Authorize RAP's Chief Accounting Employee or designee to transfer One Hundred Seventy-Four Thousand, Five Hundred Thirty Two Dollars and Seven Cents (\$174,532.07) in Quimby Fees from Quimby Account No. 89460K-00 to the South Park Recreation Center Account No. 89460K-SO;

BOARD REPORT

PG. 2 NO. 20-227

4. Approve the allocation of One Hundred Seventy-Five Thousand, Four Hundred Sixty-Seven Dollars and Ninety-Three Cents (\$175,467.93) in Zone Change Fees from the South Park Recreation Center Account No. 89440K-SO to the proposed Project;
5. Approve the allocation of One Hundred Seventy-Four Thousand, Five Hundred Thirty-Two Dollars and Seven Cents (\$174,532.07) in Quimby Fees from the South Park Recreation Center Account No. 89460K-SO to the proposed Project;
6. 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 1(3) [Minor alteration of existing pedestrian trails and parking lots]; Class 1(11d) [Demolition and removal of individual small accessory structures]; Class 1(12) [Outdoor lighting and fencing for security and operations]; Class 3(6) [New construction of accessory structures]; Class 4(3) [New gardening, tree planting, or landscaping, including removal of dead, damaged or diseased trees]; Class 4(12) [Minor trenching and backfilling where the surface is restored]; Class 11(1) [On-premise signs] and Class 11(6) [Placement of minor structures accessory to existing institutional facilities] of City CEQA Guidelines as well as to Article 19, Sections 15301(c), 15301(l), 15303(e), 15304(b), 15304(f) and 15311 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE);
7. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

South Park Recreation Center is located at 375 East 51st Street in the South Los Angeles community of the City. This 18.25-acre park features a gymnasium, swimming pool, basketball and tennis courts, a ball diamond and turf field, a synthetic turf field, an outdoor stage, outdoor fitness area, picnic tables, and children's play areas. Approximately 21,527 City residents live within a one-half mile walking distance of South Park Recreation Center. Due to the facilities, features, programs, and services it provides, South Park Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work for the proposed Project includes ballfield improvements, the installation of a synthetic football field, lighting, and various site improvements and amenities.

BOARD REPORT

PG. 3 NO. 20-227

The proposed scope of work includes:

- Demolish the existing ballfield, including the backstop, infield mix, sideline fencing and gates, dugouts, bleachers, and drinking fountain
- Remove the existing turf to a depth of approximately 2 inches
- Remove the existing concrete pavings
- Remove the existing asphalt pavings
- Remove six (6) existing dead or damaged trees
- Install two (2) new ballfields including backstops, sideline fencing and gates, dugouts with roofs on the deck area, infield mix, outfield turf, base anchors, pitching rubbers, home plates, scoreboards, outfield fencing and gates, decomposed granite warning tracks, and synthetic turf foul line areas with "South Park" letterings and foul line markings
- Install new bleachers, players' benches, bat racks, and helmet trees
- Install a new synthetic turf football field with "South Park" lettering and football goals
- Install new concrete pavings, curb, and swale
- Install new asphalt pavings and parking log striping
- Install new stabilized decomposed granite pavings
- Install new chain link fencing and gates
- Install two (2) new chain link batting cages with synthetic turf, nettings, and "Big Mike" pitching machines
- Install a new 2-wire irrigation system including new sprinklers, new main lines, new lateral lines, new remote-control valves, new gate valves, new quick coupling valves, new 2-wire decoders, new control wires, new grounding rods, and new irrigation pull boxes
- Install one new "hi-lo" drinking fountain with bottle filler
- Install twelve (12) new trees
- Re-establish all turf and planting areas disturbed or damaged during construction with new sod, shrubs, or trees
- Installation of Light Emitting Diodes (LED) lighting for the proposed synthetic fields and existing synthetic soccer field

The Office of Council District 9 is in support of this proposed Project.

PROJECT FUNDING

Previously, City Council approved a motion to reprogram Five Hundred Twenty Thousand, Nine Hundred Dollars (\$520,900.00) in Community Development Block Grant (CBDG) Funds from the 2019-20 Program Year 44 for the proposed Project (Council File (CF)No. 18-0106).

Also, City Council awarded One Million, Seven Hundred Fifty Thousand Dollars (\$1,750,000.00) in CBDG Funds from the 2019-20 Program Year 43 for the proposed Project (CF No. 16-1091).

Additionally, City Council awarded Four Hundred Forty-Nine Thousand, Four Hundred Sixty Dollars and Forty-Five Cents (\$496,460.45) in CDBG Funds from the 2019-20 Program Year 42 for the proposed Project (CF No. 15-1041).

BOARD REPORT

PG. 4 NO. 20-227

Furthermore, City Council awarded Four Hundred Ninety-Six Thousand, Three Hundred Sixty-Five Dollars and Nine Cents (\$496,365.09) in CDBG Funds from the 2019-20 Program Year 40 for the proposed Project (CF No. 13-1395).

The proposed Project was also awarded One Million, Four Hundred Thousand Dollars (\$1,400,000.00) in Proposition K funds.

Upon approval of this Report, One Hundred Seventy-Five Thousand, Four Hundred Sixty-Seven Dollars and Ninety-Three Cents (\$175,467.93) in Zone Change Fees can be transferred from the Zone Change Account No. 89440K-00 to the South Park Recreation Center Account No. 89440K-SO and allocated to the proposed Project.

Upon approval of this Report, One Hundred Seventy-Four Thousand, Five Hundred Thirty-Two Dollars and Seven Cents (\$174,532.07) in Quimby Fees can be transferred from the Quimby Account No. 89460K-00 to the South Park Recreation Center Account No. 89460K-SO and allocated to the proposed Project.

These Quimby and Zone Change Fees were collected within five (5) miles of South Park Recreation Center, which is the standard distance for the allocation of Quimby and Zone Change Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

The total amount of funding available for the proposed Project is Four Million, Nine Hundred Sixty-Six Thousand, Seven Hundred Twenty-Five Dollars and Fifty-Four Cents (\$4,966,725.54).

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
CDBG PY44 Funds	424/43/43R522	\$520,900.00	10%
CDBG PY43 Funds	424/43/43P522	\$1,750,000.00	35%
CDBG PY42 Funds	424/43/43N522	\$449,460.45	9%
CDBG PY40 Funds	424/43/43L522	\$496,365.09	10%
Proposition K	43K/10/10NPFF	\$400,000.00	8%
Proposition K	43K/10/10PPAG	\$1,000,000.00	20%
Zone Change Fees	302/89/440K-SO	\$175,467.93	4%
Quimby Fees	302/89/460K-SO	\$174,532.07	4%
Total		\$4,966,725.54	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified and construction of the proposed Project is anticipated to begin in December 2020.

BOARD REPORT

PG. 5 NO. 20-227

TREES AND SHADE

As part of the proposed Project, six (6) dead or damaged trees are to be removed. In addition, a total of twelve (12) trees are to be planted as part of the proposed Project.

ENVIRONMENTAL IMPACT

The proposed Project consists of minor alteration of existing pedestrian trails and parking lots; demolition and removal of individual small accessory structures; outdoor lighting and fencing for security and operations; new construction of accessory (appurtenant) structures; new gardening, tree planting, or landscaping, including removal of dead, damaged or diseased trees; minor trenching and backfilling where the surface is restored; on-premise signs, and placement of minor structures accessory to (appurtenant to) existing institutional facilities. As such, RAP Staff recommends that the Board of Recreation and Park 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(3), 1(11d), 1(12), 3(6), 4(3), 4(12), 11(1) and 11(6), of City CEQA Guidelines as well as to Article 19, Sections 15301(c), 15301(l4), 15303(e), 15304(b), 15304(f) and 15311 of California CEQA Guidelines. RAP Staff will file an NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this allocation of Quimby and Zone Change fees will have no 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 Quimby Fees, Zone Change Fees, Proposition K Funds, CDBG Funds 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 various outdoor park improvements will increase safety and enhance the park user's experience.

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