

APPROVED

July 07 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-181

DATE July 07, 2022

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ANDERSON MEMORIAL PLAYGROUND – OUTDOOR PARK IMPROVEMENTS (PRJ21511) (PRJ21512) PROJECT – ALLOCATION OF QUIMBY FEES – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE]; CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS]; CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED]; CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT REQUIRED FOR SAFETY, HEALTH, THE PUBLIC CONVENIENCE, OR ENVIRONMENTAL CONTROL, INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE]; CLASS 3(6) [LOCATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, FENCES, GAME COURTS, PLAY AREAS AND RETAINING WALLS]; CLASS 4(3) [NEW TREE PLANTING AND LANDSCAPING]; CLASS 4(12) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED]; CLASS 11(5) [INSTALLATION OF SIGNS LOCATED ON CITY PROPERTY MANAGED BY A CITY DEPARTMENT WHICH HAS A SIGN POLICY ADOPTED BY ITS BOARD OF COMMISSIONERS]; AND CLASS 11(6) [PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301, 15302, 15303, 15304(b), 15304(f) AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	<i>for</i> C. Santo Domingo	<i>DF</i> _____
J. Kim	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Anderson Memorial Playground – Outdoor Park Improvements (PRJ21511) (PRJ21512) Project (Project), as described in the Summary of this Report;

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2. Authorize RAP staff to commit from the fund and work order numbers shown in Attachment 2 to this Report, a maximum of Two Hundred Forty Three Thousand, Six Dollars and Fifty Three Cents (\$243,006.53) in Park Fees, for the proposed Project:
3. Authorize the Department Recreation and Parks' (RAP) Chief Accounting Employee to transfer Twenty Nine Thousand, Four Hundred Fifty Dollars (\$29,450.00) in Quimby Fees from the Banning Park Account No. 89460K-BB to the Anderson Memorial Senior Citizen Center Account No. 89460K-AM;
4. Authorize RAP's Chief Accounting Employee to transfer Nine Thousand, One Hundred Sixty One Dollars and Fifty Cents (\$9,161.50) in Quimby Fees from Quimby Account No. 89460K-00 to the Anderson Memorial Senior Citizen Center Account No. 89460K-AM;
5. Approve the allocation of Thirty Eight Thousand, Six Hundred Eleven Dollars and Fifty Cents (\$38,611.50) in Quimby Fees from the Anderson Memorial Senior Citizen Center Account No. 89460K-AM to the Project
6. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
7. 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;
8. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use]; Class 1(12) [Outdoor lighting and fencing for security and operations]; Class 2 [Replacement of existing structures where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced]; Class 3(4) [Installation of new equipment required for safety, health, the public convenience, or environmental control, involving negligible or no expansion of use]; Class 3(6) [Location of accessory (appurtenant) structures including garages, carports, patios, swimming pools, fences, game courts, play areas and retaining walls]; Class 4(3) [New tree planting and landscaping]; Class 4(12) [Minor trenching and backfilling where the surface is restored]; Class 11(5) [Installation of signs located on City property managed by a City department which has a sign policy adopted by its Board of Commissioners]; and Class 11(6) [Placement of minor structures accessory to (appurtenant to) existing institutional facilities] of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15303, 15304(b), 15304(f) and 15311 of California CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

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9. 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 a NOE; and,
10. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Anderson Memorial Playground is located at 828 South Mesa Street in the San Pedro community of the City. This 1.62 acre property includes a children's play area, basketball court, and a senior citizens center. Approximately 10,221 City residents live within a ½ mile walking distance of Anderson Memorial Playground. Due to the size of the park, and the facilities and features and programs it provides, Anderson Memorial Playground 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 the following:

- Demolition and removal of the existing play area and equipment, half basketball court, and handball court.
- Installation of a new play area and safety surfacing
- Installation of outdoor fitness equipment
- Installation of new full size basketball court
- Installation of new handball court
- Installation of new park security lighting with Light Emitting Diode (LED) light fixtures and security cameras.
- Construction of a new picnic area on the north side of the park
- Renovation of the building courtyard, including new planters and tables
- Adjustments to existing landscaping, irrigation, and path of travel as necessary to accommodate the new playground and outdoor fitness equipment.
- Installation of new landscaping, trees, irrigation, fencing, hydration station(s) and park signage.
- Refurbishment of existing planter wall on east side of the park

The overall scope of work for the proposed Project has been developed with considerable input from the local community and Council District 15. Over the course of the last year, RAP staff has worked closely with the community to develop and refine the Project scope and has attended and participated in numerous site meetings, community meetings, and Park Advisory Board meetings.

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The Project concept plan and a rendering of the design of the playground equipment is included as Attachment No. 1 to this report.

PROJECT FUNDING

The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. The Project is one of the park projects that RAP has identified for the use of these funds.

In May 2021, the Board of Recreation and Parks Commissioners (Board) authorized RAP to submit a Proposition K 10th Funding Cycle grant proposals for the Project for funding from the Healthy Alternatives to Smoking (HATS) Trust Fund (Report No. 21-087). The Project application was successful and the Project has been awarded Seven Hundred Fifty Thousand Dollars (\$750,000.00) in HATS funding (Council File 21-1145).

Upon approval of this Report, Two Hundred Forty Three Thousand, Six Dollars and Fifty Three Cents (\$243,006.53) in Park Fees can be committed to the proposed Project.

Upon approval of this Report, Twenty Nine Thousand, Four Hundred Fifty Dollars (\$29,450.00) in Quimby Fees from the Banning Park Account No. 89460K-BB and Nine Thousand, One Hundred Sixty One Dollars and Fifty Cents (\$9,161.50) in Quimby Fees from the Quimby Account No. 89460K-00 will be transferred to the Anderson Memorial Senior Citizen Center Account No. 89460K-AM and will be allocated to the Project.

The total Quimby Fees allocation for the Project would be Thirty Eight Thousand, Six Hundred Eleven Dollars and Fifty Cents (\$38,611.50).

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

The total amount of funding for the proposed Project is One Million, Eight Hundred Four Thousand, One Hundred Eighteen Dollars and Three Cents (\$1,804,118.03), which will be the total budget for this Project, inclusive of the budget contingency amounts set forth below.

It is anticipated that the following pre-qualified on-call contracts will be used for the Project with the following budget contingency amounts:

On-Call Contract	Budget Contingency Amount
Park Facility Construction	\$115,000.00
Playground Equipment	\$25,000.00
Electrical Construction	\$40,000.00

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Funds	302/89/89460K-AM	\$38,611.50	2%
Park Fees	302/89/89718H	\$243,006.53	13%
HATS Funds	43G/10/TBD	\$750,000.00	42%
Deferred Maintenance	302/89/89727H-AP	\$772,500.00	43%
Total		\$1,804,118.03	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.

In order to expedite the delivery of the Project, RAP will implement the Project in two phases. The new playground will be the initial project element to be implemented as that work can be done independently and without impacting the majority of the park. The remaining elements would be implemented as a part of the second phase of work.

TREES AND SHADE

This proposed Project will result in the removal of one Evergreen Ash tree. A total of five (5) new, 36” box trees, of species to be determined, will be planted at Anderson Memorial Playground as a part of the Project.

ENVIRONMENTAL IMPACT

The proposed Project consists of the following actions:

- exterior alterations involving remodeling where there be negligible or no expansion of use;
- outdoor lighting and fencing for security and operations;
- replacement of existing structures where the new structure will be located on the same site and will have substantially the same purpose and capacity as the structure replaced;
- installation of new equipment required for safety, involving negligible or no expansion of use;
- location of accessory (appurtenant) structures including play areas;
- new tree planting and landscaping;
- minor trenching and backfilling where the surface is restored;
- installation of signs located on City property managed by a City department which has a sign policy adopted by its Board of Commissioners;
- placement of minor structures accessory to (appurtenant to) existing institutional facilities.

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According to the parcel profile report retrieved on June 13, 2022 this area does not reside in a liquefaction zone. This site is not within a coastal or methane zone, but is located within the Vinegar Hill Historic Preservation Overlay Zone. (HPOZ). The project will be designed in compliance with the Vinegar Hill HPOZ Plan, so there is no reasonable possibility that the proposed Project may impact on 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 June 13, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 500 feet). According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, RAP staff recommends that the Board determines 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(1); Class 1(12); Class 2; Class 3(4); Class 3(6); Class 4(3); Class 4(12); Class 11(5) and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301, 15302, 15303, 15304(b), 15304(f) and 15311 of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon 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 Quimby Fees, Park Fees, HATS Funds, Deferred Maintenance funds 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 new playground, park amenities, and lighting improvements at Anderson Memorial Playground will enhance the park users' experience and safety.

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This Report was prepared by Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

ATTACHMENTS

- 1) Attachment 1 – Project Concept Plan and Playground Equipment Rendering
- 2) Attachment 2 – Park Fee Works Orders and Accounts

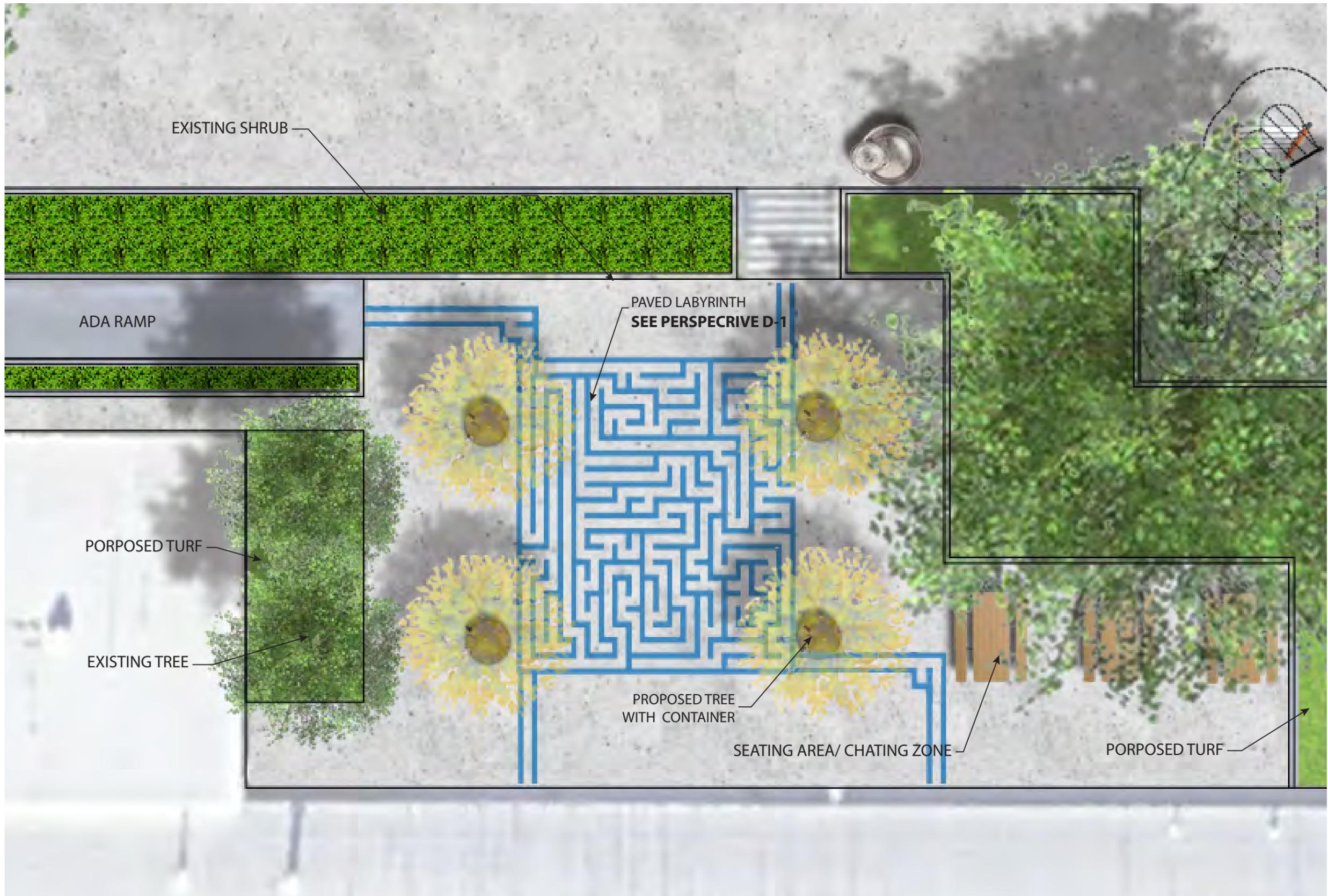


ANDERSON MEMORIAL SENIOR CITIZEN CENTER

CONCEPT DESIGN

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION & PARKS





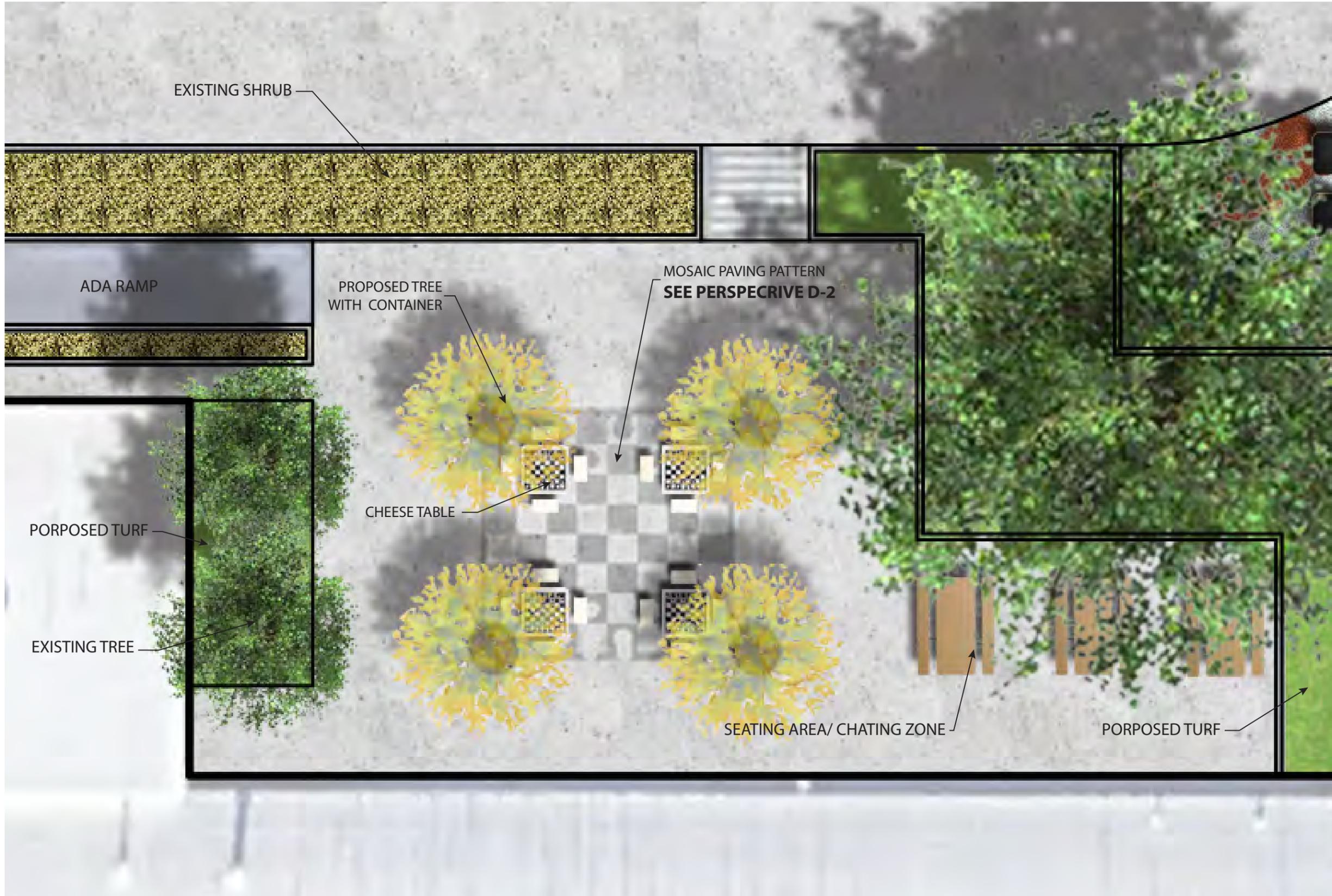
ANDERSON MEMORIAL SENIOR CITIZEN CENTER

COURTYARD DESIGN OPT 1 BLOWUP D-1

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION & PARKS



PARK PROUD LA



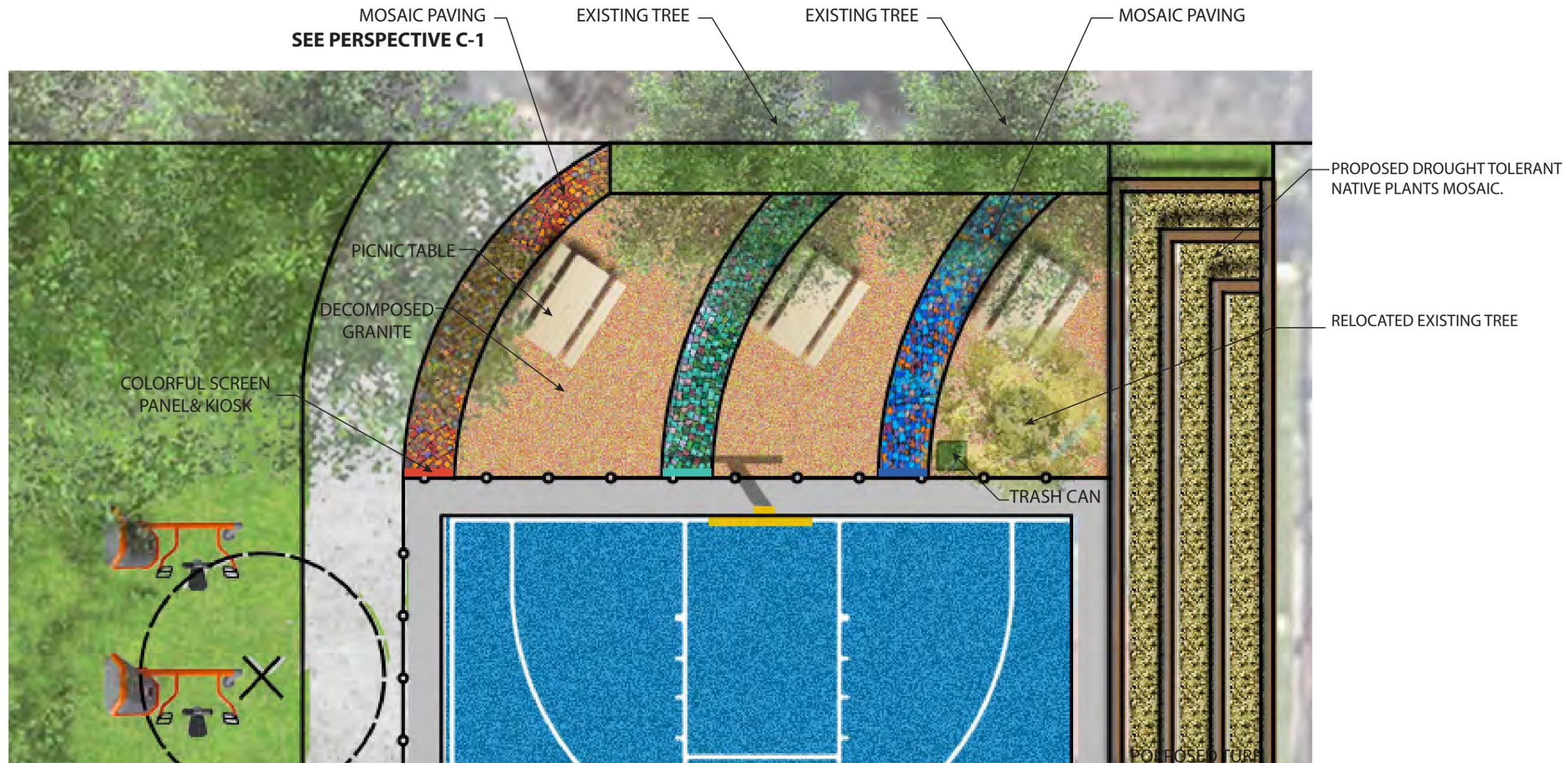
ANDERSON MEMORIAL SENIOR CITIZEN CENTER

COURTYARD DESIGN OPT 2 BLOWUP D-2

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION & PARKS



PARK PROUD LA



ANDERSON MEMORIAL SENIOR CITIZEN CENTER

PICNIC AREA DESIGN OPT 1 BLOWUP C-1

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ANDERSON MEMORIAL SENIOR CITIZEN CENTER

PICNIC AREA DESIGN OPT 2 BLOWUP C-2

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PICNIC AREA DESIGN OPT 3 BLOWUP C-3

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Anderson Memorial Senior Citizen Center











ATTACHMENT 1 – List of Work Order Numbers for the Anderson Memorial Senior Citizen Center Outdoor Park Improvements (PRJ21511) (PRJ21512) Project

FUNDING SOURCE	FUND/DEPT./ACCT. NO.	WORK ORDER NO.
Park Fees	302/89/89718H	QP000260
Park Fees	302/89/89718H	QP000219
Park Fees	302/89/89718H	QP000180
Park Fees	302/89/89718H	QP000230
Park Fees	302/89/89718H	QP000106
Park Fees	302/89/89718H	QP000697
Park Fees	302/89/89718H	QP000793
Park Fees	302/89/89718H	QP000847
Park Fees	302/89/89718H	QP000499
Park Fees	302/89/89718H	QP000914
Park Fees	302/89/89718H	QP000620
Park Fees	302/89/89718H	QP000743
Park Fees	302/89/89718H	QP001009
Park Fees	302/89/89718H	QP000861
Park Fees	302/89/89718H	QP001591
Park Fees	302/89/89718H	QP001035
Park Fees	302/89/89718H	QP001031
Park Fees	302/89/89718H	QP001226
Park Fees	302/89/89718H	QP001179
Park Fees	302/89/89718H	QP001467
Park Fees	302/89/89718H	QP000834
Park Fees	302/89/89718H	QP000953
Park Fees	302/89/89718H	QP002049
Park Fees	302/89/89718H	QP001699
Park Fees	302/89/89718H	QP002289
Park Fees	302/89/89718H	QP001982
Park Fees	302/89/89718H	QP001673
Park Fees	302/89/89718H	QP002175
Park Fees	302/89/89718H	QP001678
Park Fees	302/89/89718H	QP002225
Park Fees	302/89/89718H	QP002350
Park Fees	302/89/89718H	QP000137
Park Fees	302/89/89718H	QP000713
Park Fees	302/89/89718H	QP000860
Park Fees	302/89/89718H	QP000862
Park Fees	302/89/89718H	QP000788
Park Fees	302/89/89718H	QP000384

Park Fees	302/89/89718H	QP000720
Park Fees	302/89/89718H	QP001231
Park Fees	302/89/89718H	QP001229
Park Fees	302/89/89718H	QP001230
Park Fees	302/89/89718H	QP001639
Park Fees	302/89/89718H	QP000968
Park Fees	302/89/89718H	QP001424
Park Fees	302/89/89718H	QP001457
Park Fees	302/89/89718H	QP001190
Park Fees	302/89/89718H	QP001232
Park Fees	302/89/89718H	QP001582
Park Fees	302/89/89718H	QP001583
Park Fees	302/89/89718H	QP001584
Park Fees	302/89/89718H	QP001205
Park Fees	302/89/89718H	QP001378
Park Fees	302/89/89718H	QP001182
Park Fees	302/89/89718H	QP002104
Park Fees	302/89/89718H	QP001915
Park Fees	302/89/89718H	QP001547
Park Fees	302/89/89718H	QP001957
Park Fees	302/89/89718H	QP001842
Park Fees	302/89/89718H	QP001961
Park Fees	302/89/89718H	QP001670
Park Fees	302/89/89718H	QP002083
Park Fees	302/89/89718H	QP002212
Park Fees	302/89/89718H	QP002570
Park Fees	302/89/89718H	QP002443
Park Fees	302/89/89718H	QP002710
Park Fees	302/89/89718H	QP002352
Park Fees	302/89/89718H	QP002503
Park Fees	302/89/89718H	QP002353
Park Fees	302/89/89718H	QP002495
Park Fees	302/89/89718H	QP002725
Park Fees	302/89/89718H	QP002726
Park Fees	302/89/89718H	QP002622