

APPROVED

June 16 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-151

DATE June 16, 2022

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BENNY H. POTTER WEST ADAMS AVENUES MEMORIAL PARK – LIGHTING AND SECURITY CAMERAS INSTALLATION (PRJ21632) (PRJ21631) 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(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS] AND CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT REQUIRED FOR SAFETY, AND THE PUBLIC CONVENIENCE, INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301 AND 15303 OF CALIFORNIA CEQA GUIDELINES

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


General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Benny H. Potter West Adams Avenues Memorial Park– Lighting and Security Cameras Installation (PRJ21632) (PRJ21631) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer One Hundred Twenty-One Thousand, Five Hundred Forty Dollars (\$121,540.00) in Quimby Fees from the Quimby Fee Account No. 89460K-00 to the Benny H. Potter West Adams Avenues Memorial Park Account No. 89460K-SD;
3. Approve the allocation of One Hundred Twenty-One Thousand, Five Hundred Forty Dollars and Eighty-Five Cents (\$121,540.85) in Quimby Fees from the Benny H. Potter West Adams Avenues Memorial Park Account No. 89460K-SD to the proposed Project;

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4. Authorize RAP staff to commit from the following fund and work order numbers, a maximum of One Hundred Forty-Eight Thousand, Four Hundred Fifty-Nine Dollars and Fifteen Cents (\$148,459.15) in Park Fees, for the proposed Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP002278
Park Fees	302/89/89718H	QP001672

5. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
6. 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;
7. 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(12) [Outdoor lighting and fencing for security and operations] and Class 3(4) [Installation of new equipment required for safety, and the public convenience, involving negligible or no expansion of use] of City CEQA Guidelines and Article 19, Sections 15301 and 15303 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
8. 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 NOE; and,
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Benny H. Potter West Adams Avenues Memorial Park is located at 2413 Second Avenue in the South Los Angeles area of the City. This 1.60-acre facility provides outdoor basketball courts, outdoor fitness equipment, a children's play area and picnic tables for the surrounding communities. The South Seas House is a historic house and Historic Cultural Monument No 757 and is located adjacent to the Benny H. Potter West Adams Avenues Memorial Park. Approximately 6,509 City residents live within a ½-mile walking distance of Benny H. Potter West Adams Avenues Memorial Park. Due to the facilities, features, programs, and services it provides, Benny H. Potter West Adams Avenues Memorial Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The scope of the proposed Project includes the following:

- Installation of lighting and security cameras throughout the Benny H. Potter West Adams Avenues Memorial Park and the South Seas House.
- Obtain the electrical permit and coordinate all Los Angeles Department of Building and Safety (LADBS) inspections.
- Provide and install a single pole breaker for lighting and camera power.
- Provide and install new conduits and wiring to new poles.
- Provide and install power readiness at the new poles for cameras as indicated in the camera layout.
- Provide and install 30A, 120v breaker at the existing panelboard.
- Provide and install LS LED Fixtures complete with photocell, total (8) fixtures.
- Provide and install (8) NLS RSSP, graphite textured 20' single mounting.
- Install RAP Standard foundations.

PROJECT FUNDING

There are currently Eighty-Five Cents (\$0.85) in the Benny H. Potter West Adams Avenues Memorial Park Account No. 89460K-SD. Upon approval of this Report, One Hundred Twenty-One Thousand, Five Hundred Forty Dollars (\$121,540.00) in Quimby Fees can be transferred from Quimby Fee Account No. 89460K-00 to Benny H. Potter West Adams Avenues Memorial Park Account No. 89460K-SD, and One Hundred Twenty-One Thousand, Five Hundred Forty Dollars and Eighty-Five Cents (\$121,540.85) in Quimby Fees can then be allocated to the proposed Project.

Upon approval of this Report, One Hundred Forty-Eight Thousand, Four Hundred Fifty-Nine Dollars and Fifteen Cents (\$148,459.15) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Two Hundred Seventy Thousand Dollars (\$270,000.00), which will be the total budget for this Project inclusive of the budget contingency amount set forth below.

The anticipated pre-qualified on-call contracts will be for Electrical Construction and Retrofit. The budget contingency for the Electrical Construction Contract will be Forty-Five Thousand Dollars (\$45,000.00).

These Quimby and Park Fees were collected within five (5) miles of Benny H. Potter West Adams Avenues Memorial Park, which is the standard distance for the allocation and commitment of the Quimby and Park Fees for community recreational facilities.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Fees	302/89/89460K-SD	\$121,540.85	45%
Park Fees	302/89/89718H	\$148,459.15	55%
Total		\$270,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified and construction for the proposed Project is anticipated to begin in Summer 2022.

TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Benny H. Potter West Adams Avenues Memorial Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of outdoor lighting for security and operations, and of the installation of new equipment required for safety, and the public convenience, involving negligible or no expansion of use.

According to the parcel profile report retrieved on May 25,2022, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction. The site is not within a coastal, or historic zone, but is located in the methane zone. However, the proposed project does not increase the risk to expose humans to methane seepage. As such, 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 May 25, 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 and have listed case SL0603797227, Case SL204DP and Case SL0603785102 within 500 feet of the Project area. The first was closed in 2003, after an investigation that did not find any contamination. The second and third are related to the same property. The site was investigated, remediated and closed with a no further action letter in 2002 therefore, they do not pose any threat to the project area. 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 located in the West Adams Terrace Historic Preservation Overlay District and involves the South Seas Edwardian/Joseph Dupuy Residence, City of Los Angeles Historic Cultural Monument (HCM#757). The nature of the project is such that it will not cause a substantial adverse change in the significance of any historical resource.

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Based in this information, RAP Staff recommends that the Board of Recreation and Parks Commissioners' (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(12) and Class 3(4) of City CEQA Guidelines and Article 19, Sections 15301 and 15303 of California CEQA Guidelines. RAP Staff will file a NOE with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

The approval of this allocation of Quimby Fees and commitment of Park Fees 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 and Park Fees 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 installation of lighting and security cameras at the park will increase safety and enhance the park users' experience.

This Report was prepared by Ajmal Noorzayee, Management Assistant, Planning, Maintenance and Construction Branch.