

APPROVED

MAY 19 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-126

DATE May 19, 2022

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HARBOR CITY PARK - PLAYGROUND REPLACEMENT (PRJ21629) (PRJ21564) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [MINOR ALTERATIONS TO EXISTING STREETS, SIDEWALKS, AND PEDESTRIAN TRAILS], CLASS 2 [REPLACEMENT OF AN EXISTING STRUCTURE WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] AND CLASS 11(6) [CONSTRUCTION OR PLACEMENT OF MINOR STRUCTURES ACCESSORY TO (APPURTENANT TO) EXISTING COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL FACILITIES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(c), 15302, AND 15311 OF CALIFORNIA STATE CEQA GUIDELINES

AP Diaz _____ M. Rudnick _____
H. Fujita _____ *C. Santo Domingo DF
J. Kim _____ N. Williams _____

[Signature]
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

- 1. Approve the scope of work and total budget for the Harbor City Park Playground Replacement (PRJ21629) (PRJ21564) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers listed below, a maximum of Fifty-Three Thousand, Two-Hundred and Fifty Dollars (\$53,250.00) in Park Fees, for the proposed Project.

Table with 3 columns: FUNDING SOURCE, FUND/DEPT./ACCT. NO., WORK ORDER NO.
Rows: Park Fees (302/89/89718H, QP001821), Park Fees (302/89/89718H, QP002295), Park Fees (302/89/89718H, QP002680), Park Fees (302/89/89718H, QP002515), Park Fees (302/89/89718H, QP002503)

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3. 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 alterations to existing streets, sidewalks, and pedestrian trails], Class 2 [Replacement of an existing structure where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced] and Class 11(6) [Construction or placement of minor structures accessory to (appurtenant to) existing institutional facilities] of City CEQA Guidelines and Article 19, Sections 15301(c), 15302, and 15311 of California CEQA Guidelines; and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval.
4. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
5. 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;
6. 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,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Harbor City Park is located at 24901 Frampton Ave in the San Pedro area of the City. This 11.07-acre facility provides baseball fields, basketball courts, a recreation center, and a play area for the surrounding community. Approximately 7,158 residents live within a one half (1/2) mile walking distance of Harbor City Park. Due to the size of the park, and the facilities and features and programs it provides, Harbor City Park meets the standard for a Community Park.

PROJECT SCOPE

The scope of the proposed Project includes the following:

- Demolition of existing play area.
- Installation of a new play area with safety surfacing.
- Installation of amenities like trash receptacles, benches, tables and a hydration station.
- Park pathway and path of travel improvements.

Renderings of the proposed Project are illustrated in Attachment 1.

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PROJECT FUNDING

Upon approval of this Report, Fifty-Three Thousand, Two-Hundred and Fifty Dollars (\$53,250.00) in Park Fees can be committed to the proposed Project.

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 in funds to complete various park projects citywide. The proposed Project is one of the park projects that RAP has identified for the use of these funds.

The total amount of funding available for the proposed Project is Eight Hundred Thousand Dollars (\$800,000.00), which will be the total budget for this Project inclusive of the budget contingency amounts set forth below.

The anticipated pre-qualified on-call contracts will be for Playground Construction. The budget contingency for the Playground Construction contracts will be Thirty Thousand Dollars (\$30,000.00).

These Park Fees were collected within five (5) miles of Harbor City Park, which is the standard distance for the commitment of Park Fees for regional recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$53,250.00	7%
Deferred Maintenance Funds	302/89/89727H-HG	\$746,750.00	93%
Total		\$800,000.00	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project includes the installation of four (4) shade sail structures at the new play area at Harbor City Park. The proposed Project will not impact any existing trees.

ENVIRONMENTAL IMPACT

The proposed project consists of minor alterations to existing streets, sidewalks, and pedestrian trails, replacement of an existing structure where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced, and placement of minor structures accessory to (appurtenant to) existing institutional facilities.

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According to the parcel profile report retrieved May 3, 2022, this area resides in a methane zone. This project will be constructed outdoors and has no interior or enclosed spaces. Therefore, it does not provide the opportunity for methane build up and will not pose a risk to human health during or after construction. This is a highly developed area where the maintenance and repair of buildings occurs regularly without incident and, as such, this not an unusual circumstance.

This site is not within a coastal, historic, liquefaction, hazardous waste, or borderline zone so there is no reasonable possibility that the project will 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 3, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has 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 project or within the project site. Furthermore, the project is not located in proximity of a known historical resource and will not cause a substantial adverse change in the significance of a historical resource.

Based on this information, RAP staff recommends that the Board determines that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), Class 2, and Class 11(6) of City CEQA Guidelines and Article 19, Sections 15301(c), 15302, and 15311 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 commitment of Park Fees for this Project 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 Park Fees, Deferred Maintenance Funds, or funding sources other than 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 Playground Replacement at the Harbor City Park will enhance the park user's experience.

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

ATTACHMENTS

- 1) ATTACHMENT 1 – Renderings of the new play area

**Harbor City Rec Center Playground-Project 103949-01-Opt 3
Los Angeles, CA**



**Harbor City Rec Center Playground-Project 103949-01-Opt 3
Los Angeles, CA**



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Los Angeles, CA**



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Los Angeles, CA**



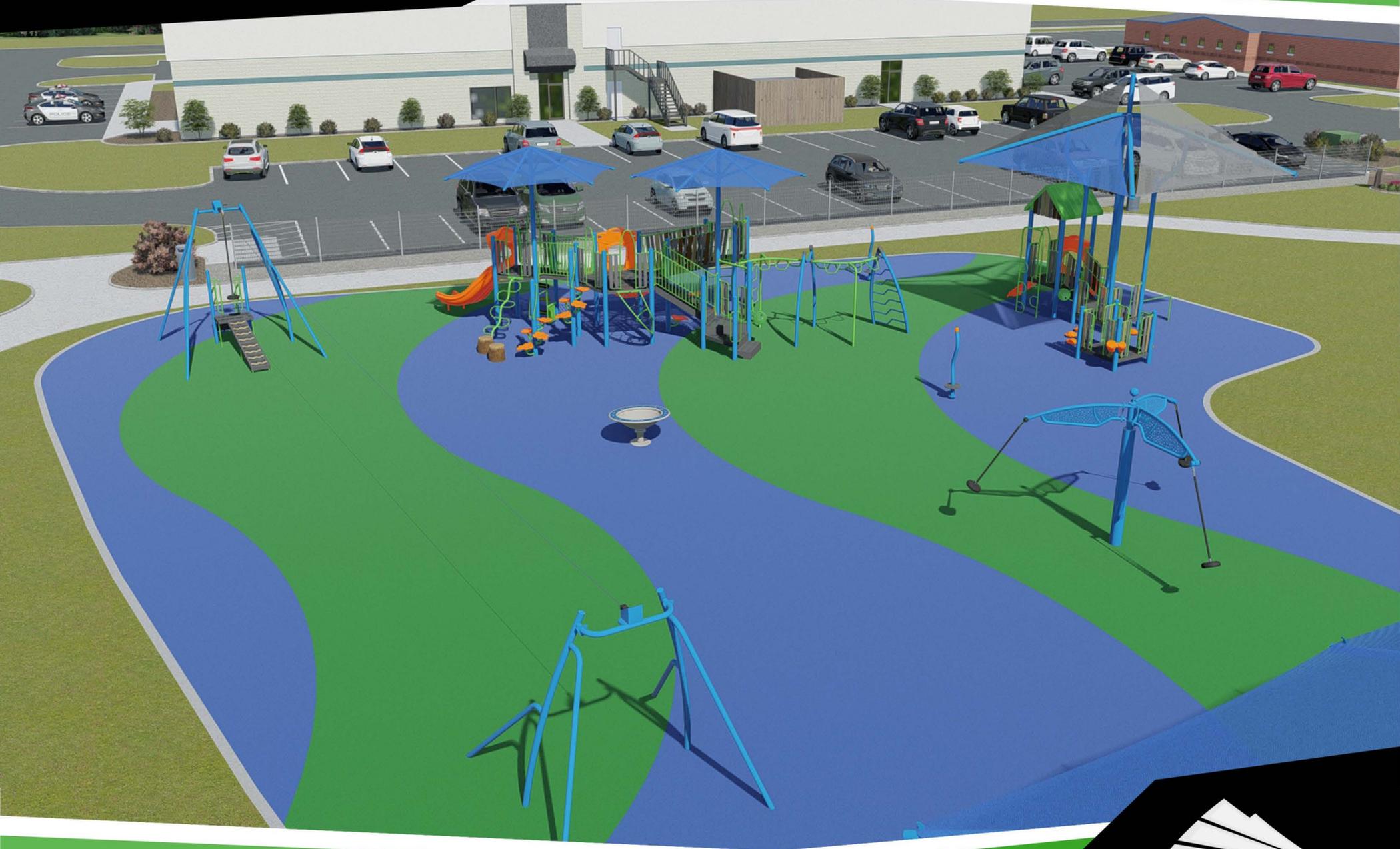
**Harbor City Rec Center Playground-Project 103949-01-Opt 3
Los Angeles, CA**



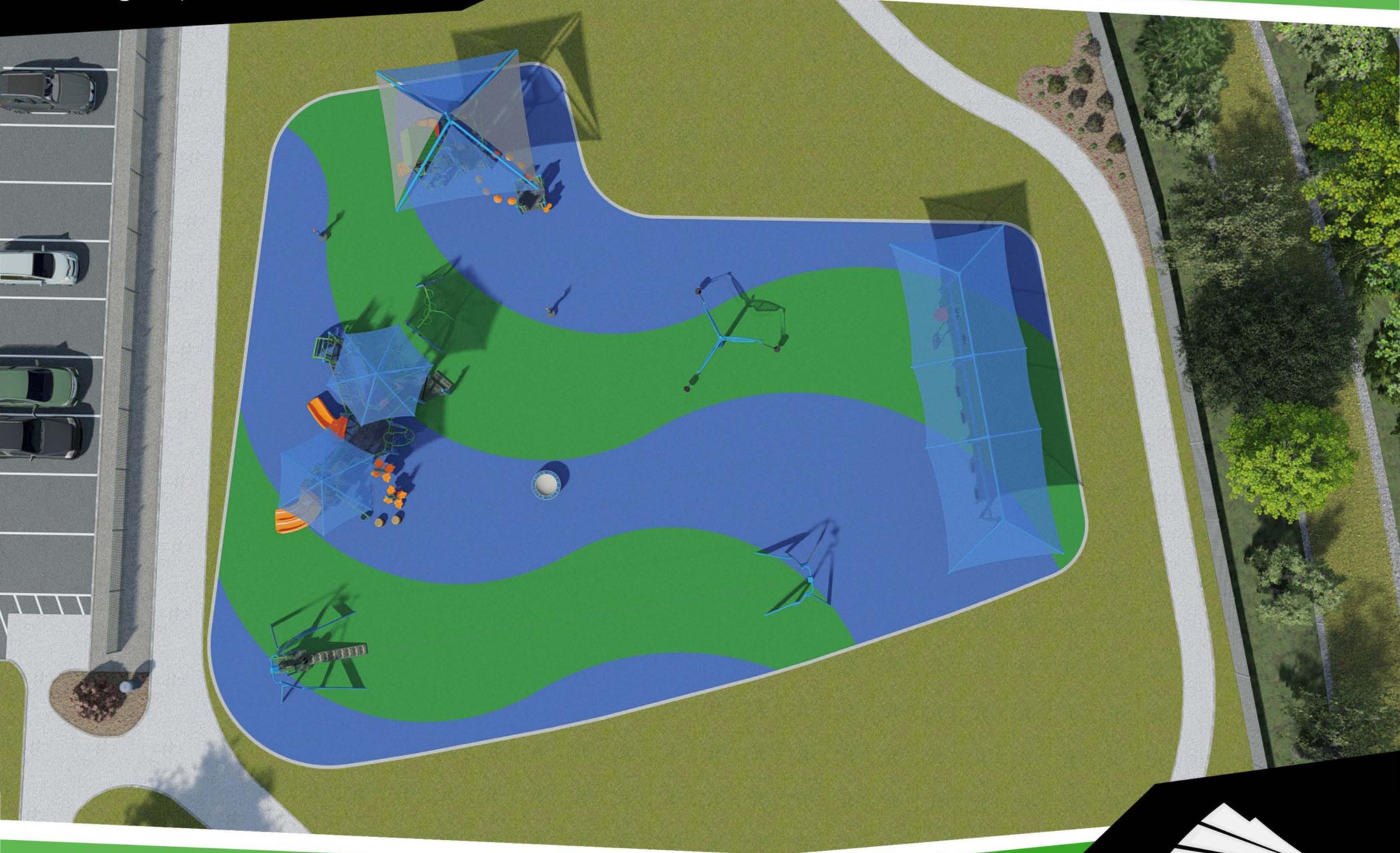
**Harbor City Rec Center Playground-Project 103949-01-Opt 3
Los Angeles, CA**

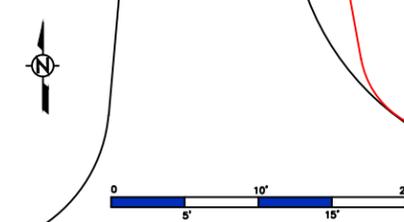
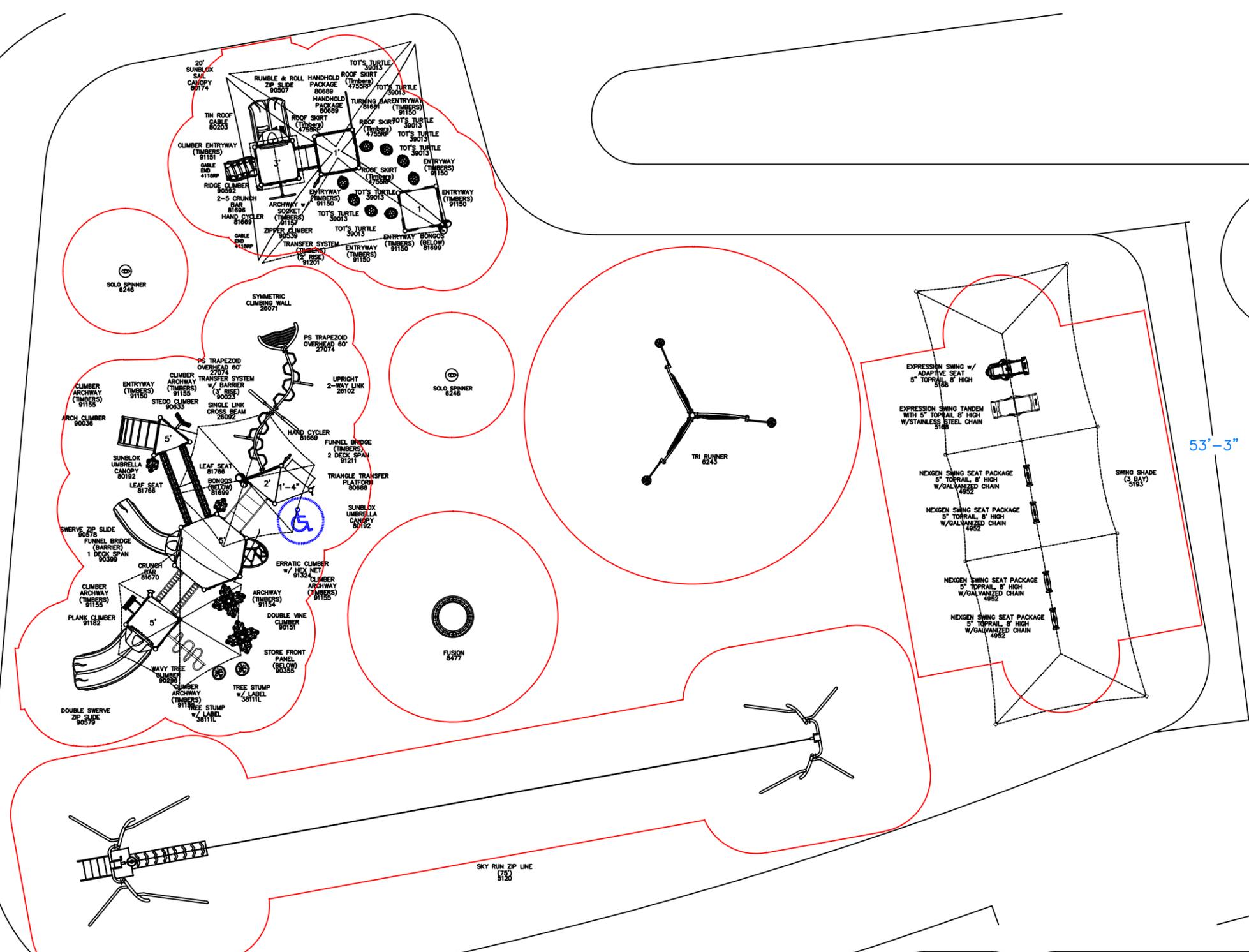


**Harbor City Rec Center Playground-Project 103949-01-Opt 3
Los Angeles, CA**



**Harbor City Rec Center Playground-Project 103949-01-Opt 3
Los Angeles, CA**





Area:
SF: 9,738
LF: 402



Sales Representative
Nate Younker
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858-344-0445

GameTime
A PLAYCORE COMPANY
150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com



Harbor City Rec Center Opt 2
City of LA
Los Angeles, CA
Representative
Great Western Recreation

This Unit includes play events and routes or travel specifically designed for special needs users. It is the opinion of the manufacturer that these play events and routes of travel conform to the accessibility requirements of the ADA (Americans with Disabilities Act)

Total Elevated Play Components	6/10	Required	-
Total Elevated Play Components Accessible By Ramp	-	Required	-
Total Elevated Components Accessible By Transfer	6/10	Required	3/5
Total Accessible Ground Level Components Shown	7/16	Required	2/3
Total Different Types Of Ground Level Components	3/7	Required	2/3

This play equipment is recommended for children ages
2-5/ 5-12

Minimum Area Required:
Scale:
This drawing can be scaled only when in an 18" x 24" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By:
CL
Date:
10/21/2021
Drawing Name:
103949-01-Opt 3