

APPROVED
NOV 17 2022
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-292

DATE November 17, 2022

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GLASSELL RECREATION CENTER – SWIMMING POOL IMPROVEMENTS (PRJ21669) (PRJ21670) PROJECT – COMMITMENT OF PARK FEES – ALLOCATION OF QUIMBY FEES - CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, 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] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15302 OF CALIFORNIA CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
H. Fujita	_____	<i>Fu</i> C. Santo Domingo	<u>DF</u>
B. Jackson	_____	N. Williams	_____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Glassell Recreation Center – Swimming Pool Improvements (PRJ21669) (PRJ21670) (Project), as described in the Summary of this Report;
2. Authorize RAP’s Chief Accounting Employee to transfer Thirty-Three Thousand, Eighty-One Dollars and Fifty-Two Cents (\$33,081.52) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Glassell Recreation Account No. 89460K-GT;
3. Approve the allocation of Fifty-Two Thousand, Sixty-Four Dollars and Seven Cents (\$52,064.07) in Quimby Fees from the Glassell Recreation Account No. 89460K-GT to the proposed Project;
4. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of One Hundred Sixty-Seven Thousand, Nine Hundred and Thirty-Five Dollars and Ninety-Three Cents (\$167,935.93) in Park Fees for the proposed Project;

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001668
Park Fees	302/89/89718H	QP002865
Park Fees	302/89/89718H	QP002853

5. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
6. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
7. 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 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] of City CEQA Guidelines and Article 19, Section 15302 of California CEQA Guidelines; and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon approval of this Report;
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 Notice of Exemption (NOE); and
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Glassell Recreation Center is located at 3650 Verdugo Road in the Glassell Park community of the City. This 12.69-acre facility provides a recreation center, swimming pool, baseball diamonds, a synthetic soccer field, tennis courts, and basketball courts for the surrounding community. Approximately 4,827 City residents live within a one-half mile walking distance of Glassell Recreation Center. Due to the facility's size, features, programs and services it provides, Glassell Recreation Center 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 work of the proposed Project includes the following:

- Replacement of the swimming pool's filtration system

PROJECT FUNDING

Upon approval of this Report, One Hundred and Sixty-Seven Thousand, Nine Hundred and Thirty-Five Dollars and Ninety-Three Cents (\$167,935.93) in Park Fees can be committed to the proposed Project.

There is currently Eighteen Thousand, Nine Hundred Eighty-Two Dollars and Fifty-Five Cents (\$18,982.55) in unallocated Quimby Fees in the Glassell Recreation Center Account No. 89460K-GT. Upon approval of this Report, Thirty-Three Thousand, Eighty-One Dollars and Fifty-Two Cents (\$33,081.52) in Quimby Fees can be transferred from the Quimby Account No. 89460K-00 to Glassell Recreation Center Account No. 89460K-GT. A total of Fifty-Two Thousand, Sixty-Four Dollars and Seven Cents (\$52,064.07) in Quimby Fees can be allocated from the Glassell Recreation Center Account No. 89460K-GT to the proposed Project upon approval of this Report.

The total amount of funding available for the Project is Two Hundred Twenty Thousand Dollars (\$220,000.00), which is the total budget for this Project inclusive of the budget contingency amount set forth below.

See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

On-Call Contract	Contingency Amount
Park Facility Construction	\$30,000.00

The Quimby and Park Fees were collected within five (5) miles of Glassell Recreation Center, which is the standard distance for the allocation and commitment of Quimby and Park Fees for community 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	\$167,935.93	76%
Quimby Fees	302/89/89460K-GT	\$52,064.07	24%
Total		\$220,000.00	100%

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PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project and construction is anticipated to begin in Winter 2022/2023.

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Glassell Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of the 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.

According to the parcel profile report retrieved October 18, 2022, this site is within a very high fire severity zone, Alquist-Priolo fault zone, and a liquefaction zone. The construction of this project will not create conditions that could lead to fire or liquefaction and would not potentially result in or increase vulnerability to damage caused by earthquakes. 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, methane, 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 October 18, 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 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 of Recreation and Parks Commissioners (Board) determines that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 of City CEQA Guidelines and Article 19, Sections 15302 of California CEQA Guidelines. Staff will file a Notice of Exemption with the State Clearinghouse and the Los Angeles County Clerk upon the Board's approval.

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FISCAL IMPACT

The approval of this allocation and commitment of Quimby and 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 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 replacement of the pool filtration system will enhance the safety and overall experience of park users.

This report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.