

# APPROVED

OCT 06 2022

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-256

DATE October 06, 2022

C.D. 6

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PANORAMA CITY RECREATION CENTER – BALLFIELD IMPROVEMENTS (PRJ21504) (PRJ21665) 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(1) [INTERIOR OR EXTERIOR ALTERATIONS INVOLVING REMODELING OR MINOR CONSTRUCTION WHERE THERE BE NEGLIGIBLE OR NO EXPANSION OF USE], CLASS 1(3) [MINOR ALTERATIONS TO EXISTING STREETS, SIDEWALKS, AND PEDESTRIAN TRAILS], AND CLASS 1(12) [OUTDOOR LIGHTING AND FENCING FOR SECURITY AND OPERATIONS], OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15301 OF CALIFORNIA STATE CEQA GUIDELINES

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

General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATION

1. Approve the scope of work and total budget for the Panorama City Recreation Center–Ballfield Improvements (PRJ21504) (PRJ21665) 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 a maximum of One Million, Eighteen Thousand, Eight Hundred Eighty-Four Dollars and Seventy-Seven Cents (\$1,018,884.77) 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	QZ141658
Park Fees	302/89/89716H	QT074079
Park Fees	302/89/89718H	QZ052349
Park Fees	302/89/89716H	QT069122
Park Fees	302/89/89716H	QT072867

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Park Fees	302/89/89716H	QM152293
Park Fees	302/89/89716H	QT070057
Park Fees	302/89/89718H	QP000918
Park Fees	302/89/89718H	QP000375
Park Fees	302/89/89718H	QP000267
Park Fees	302/89/89718H	QP000780
Park Fees	302/89/89718H	QP000963
Park Fees	302/89/89716H	QT082584
Park Fees	302/89/89716H	QT061629
Park Fees	302/89/89716H	QM154428
Park Fees	302/89/89718H	QP002711

3. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;
4. 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;
5. 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(1) [Interior or exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use], Class 1(3) [Minor alterations to existing streets, sidewalks, and pedestrian trails], and Class 1(12) [Outdoor lighting and fencing for security and operations] of City CEQA Guidelines as well as to Article 19, Section 15301 of California CEQA Guidelines; and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk upon approval of 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

Panorama City Recreation Center is located at 8600 Hazeltine Avenue in the Panorama City area of the City. This 6.00-acre facility provides multipurpose fields, tennis and basketball courts, a splash pad, and a recreation center for the surrounding community. Approximately 6,857 City residents live within a one-half mile walking distance of Panorama City Recreation Center. Due to the size of the park, and the facilities, features, and services it provides, Panorama 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 proposed Project includes the following:

- Renovation of the existing ball fields, including improvements to the existing bleachers, fencing, and paths of travel.
- Upgrade and/or installation new sports field lighting with new, Light Emitting Diode (LED) light fixtures.

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 proposed Project is one of the park projects that RAP has identified for the use of these funds.

The proposed Project was awarded One Million Dollars (\$1,000,000.00) in Community Development Block Grant (CDBG) funds from the 2022-23 Program Year 48 (CF No. 21-1186-S1).

Upon approval of this Report, One Million, Eighteen Thousand, Eight Hundred Eighty-Four Dollars and Seventy-Seven Cents (\$1,018,884.77) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Three Million, Five Hundred Sixty-Three Thousand, Eight Hundred Eighty-Four Dollars and Seventy-Seven Cents (\$3,563,884.77), 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:

<b>On-Call Contract</b>	<b>Budget Contingency Amount</b>
Electrical/Lighting	\$80,000.00
Park Facilities	\$200,000.00

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

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89716H	\$609,180.83	17%
Park Fees	302/89/89718H	\$409,703.94	12%

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Deferred Maintenance Funds	302/89/727H-PB	\$1,545,000.00	43%
CDBG (PY 48)	424/21/21W530	\$1,000,000.00	28%
<b>Total</b>		<b>\$ 3,563,884.77</b>	<b>100%</b>

### PROJECT CONSTRUCTION

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

### TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at Panorama City Recreation Center.

### ENVIRONMENTAL IMPACT

The proposed Project includes exterior alterations involving remodeling or minor construction where there be negligible or no expansion of use, minor alterations to existing streets, sidewalks, and pedestrian trails, and outdoor lighting and fencing for security and operations.

According to the parcel profile report retrieved September 2, 2022, this site is not within a coastal, historic, liquefaction, 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 September 2, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the CA State Water Resources Control Board (Geotracker at <https://Geotracker.waterboards.ca.gov>) websites 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 determines that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class 1(3), and Class 1(12) of City CEQA Guidelines as well as to Article 19, Section 15301 of California CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon the Board's approval.

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### FISCAL IMPACT

The approval of this commitment of Park Fees and Deferred Maintenance funds 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 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 renovations of the ballfield area at Panorama City Recreation Center will increase safety and enhance the park user's experience.

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