

APPROVED
OCT 20 2022
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-266

DATE October 20, 2022

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: QUEEN ANNE RECREATION CENTER – TENNIS COURT REFURBISHMENT (PRJ21661) (PRJ21654) 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 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] AND CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301 AND 15302 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____	*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Approved X Disapproved _____ Withdrawn _____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 Queen Anne Recreation Center – Tennis Court Refurbishment (PRJ21661) (PRJ21654) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to transfer Five Hundred Sixty Eight Thousand, Seven Hundred Seventy Six Dollars and Forty Four Cents (\$568,776.44) in Quimby Fees from the Quimby Account No. 89460K-00 to the Queen Anne Recreation Center Account No. 89460K-QA;
3. Approve the allocation of Five Hundred Seventy Two Thousand, Seven Hundred Fifty Three Dollars and Thirty Cents (\$572,753.30) in Quimby Fees from the Queen Anne Recreation Center Account No. 89460K-QA 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 Five Hundred Sixty Three Thousand, Two Hundred Thirty Six Dollars and Twenty Two Cents (\$563,236.22) 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	QP001647
Park Fees	302/89/89718H	QP002224

5. Approve the Project to be bid and constructed through RAP's 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 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] and Class 2 [Replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity] of City CEQA Guidelines and Article 19, Sections 15301 and 15302 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 Notice of Exemption (NOE); and
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Queen Anne Recreation Center is located at 1240 South West Boulevard in the mid-Wilshire community of the City. This 5.23-acre facility provides a play area, benches, baseball fields, tennis courts and a recreation center for the surrounding community. Approximately 6,642 City residents live within a one-half mile walking distance of Queen Anne Recreation Center. Due to the facility's size, features, programs and services it provides, Queen Anne 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 Project includes the following:

- Tennis Courts (#1 and #2):
 - Renovate concrete through repairs
 - Replace Acrylics, resurface and stripping
 - Install new fence on three sides
 - Install new windscreens
- Tennis Courts (#3 and #4):
 - Demolish and replace concrete courts with Acrylics and stripping
 - Install new fence on three sides
 - Install new windscreens
 - Install new tennis net hardware
 - Install new upgraded lighting.

PROJECT FUNDING

Upon approval of this Report, Five Hundred Sixty Three Thousand, Two Hundred Thirty Six Dollars and Twenty Two Cents (\$563,236.22) in Park Fees can be committed to the proposed Project.

The Queen Anne Recreation Center Account No. 89460K-QA has an existing balance of Three Thousand, Nine Hundred Seventy Six Dollars and Eighty Six Cents (\$3,976.86). Upon approval of this Report, Five Hundred Sixty Eight Thousand, Seven Hundred Seventy Six Dollars and Forty Four Cents (\$568,776.44) in Quimby Fees can be transferred from Quimby Account No. 89460K-00 to Queen Anne Recreation Center Account No. 89460K-QA. A total of Five Hundred Seventy Two Thousand, Seven Hundred Fifty Three Dollars and Thirty Cents (\$572,753.30) can be allocated from the Queen Anne Recreation Center Account No. 89460K-QA to the proposed Project.

Upon approval of this Report, the total amount of funding available for the proposed Project is One Million, One Hundred Thirty Five Thousand, Nine Hundred Eight Nine Dollars and Fifty Two Cents (\$1,135,989.52), which will be the total budget for this Project, inclusive of the budget contingency amounts 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	\$150,000.00

The Quimby and Park Fees were collected within five (5) miles of Queen Anne 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.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$ 563,236.22	49%
Quimby Fees	302/89/89460K-QA	\$ 572,753.30	51%
Total		\$1,135,989.52	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of exterior alterations involving minor construction where there be negligible or no expansion of use; outdoor lighting and fencing for security and operations and replacement of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity.

According to the parcel profile report retrieved on September 30, 2022, this area does not reside in a liquefaction or coastal zone. This site is within a methane zone, but the proposed Project consists of improving existing outdoor sports equipment and does not increase the risk of human exposure to methane seepage. Therefore, 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 30 September 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, staff recommends that the Board of Recreation and Parks Commissioners (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1), Class

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1(12) and Class 2 of City CEQA Guidelines and Article 19, Sections 15301 and 15302 of California CEQA Guidelines. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

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 proposed improvements to the tennis courts will enhance the parks users' experience.

This report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.