

APPROVED

Sept 15 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-233

DATE September 15, 2022

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER – BALLFIELD RENOVATION (PRJ21545) PROJECT — 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(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 CEQA GUIDELINES

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

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget of the Normandale Recreation Center - Ballfield Renovation (PRJ21545) 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 Thousand Dollars (\$500,000.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Normandale Recreation Center Account No. 89460K-NR;
3. Approve the allocation of Five Hundred Thousand Dollars (\$500,000.00) in Quimby Fees from the Normandale Recreation Center Account No. 89460K-NR to the proposed Project;
4. Approve the proposed Project to be bid and constructed through the RAP's list of pre-qualified on-call contractors;

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5. 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 construction contracts as set forth in this Report.
6. 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 and Article 19, Section 15301 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.
7. 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 an NOE; and,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Normandale Recreation Center is located at 22400 Halldale Avenue in the Harbor Gateway community of the City. This 8.26-acre property includes picnic areas, ball diamonds, basketball courts, a gymnasium, and a children's play area. Approximately 4,704 City residents live within a one-half mile walking distance of Normandale Recreation Center. Due to the size of the park, and the facilities, features, programs, and services it provides, Normandale Recreation Center meets the standard for a Community Park; as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The proposed Project includes the following scope of work item:

- Renovation of the existing ball fields, including renovations of the bleachers, fencing, and paths of travel.

PROJECT FUNDING

Upon approval of this Report, Five Hundred Thousand Dollars (\$500,000.00) in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the Normandale Recreation Center Account No. 89460K-NR and allocated to the proposed Project.

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The 2021-22 Adopted Budget included Seventy-Five Million Dollars (\$75,000,000.00) in the appropriated 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 Two Million, Forty-Five Thousand Dollars (\$2,045,000.00), which is the total budget for the Project inclusive of the budget contingency.

The anticipated pre-qualified on-call contracts for this Project will be for Park Facilities Construction. The budget contingency for the Park Facilities Construction contracts will be Two Hundred Forty Thousand Dollars (\$240,000.00).

These Quimby Fees were collected within five (5) miles of Normandale Recreation Center, which is the standard distance for the allocation of Quimby 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
Deferred Maintenance Funds	2022/302/89/727H-NR	\$1,545,000.00	76%
Quimby Fees	302/89/89460K-NR	\$500,000.00	24%
Total		\$2,045,000.00	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

The proposed Project will have no impact to existing trees or shade at Normandale 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 fencing for security and operations.

According to the parcel profile report retrieved August 17, 2022, this area resides in a methane buffer 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

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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 August 17, 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 of Recreation and Parks Commissioners' (Board) determines 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), Class 1(3), and Class 1(12) of City CEQA Guidelines and Article 19, Section 15301 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 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 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.

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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 at the ballfield area of Normandale Recreation Center will increase park security and enhance the park user's experience.

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