

**APPROVED**  
MAR 17 2022  
BOARD OF RECREATION  
AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 22-055

DATE March 17, 2022

C.D. 7

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: NORTHEAST VALLEY MULTIPURPOSE SENIOR CENTER – BUILDING AND OUTDOOR FITNESS IMPROVEMENTS (PRJ21602) 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) [MINOR INTERIOR OR EXTERIOR ALTERATIONS TO AN EXISTING FACILITY INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE] AND CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT REQUIRED FOR SAFETY INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(a) AND 15303 OF CALIFORNIA CEQA GUIDELINES

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

  
\_\_\_\_\_  
General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Approve the scope of work for the Northeast Valley Multipurpose Senior Center – Building and Outdoor Fitness Improvements (PRJ21602) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks' (RAP) Chief Accounting Employee or designee to transfer Two Hundred Five Thousand Dollars (\$205,000.00) in Quimby Fees from the Quimby Fee Account No. 89460K-00 to the Northeast Valley Multipurpose Senior Center Account No. 89460K-PB;
3. Approve the allocation of Two Hundred Five Thousand Dollars (\$205,000.00) in Quimby Fees from the Northeast Valley Multipurpose Senior Center Account No. 89460K-PB 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;
5. Approve the authorization of change orders in the budget contingency amounts for the construction contracts as authorized under Report No. 06-136, for this Project ;

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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) [Minor interior and exterior alterations of an existing facility involving negligible or no expansion of use] and Class 3(4) [Installation of new equipment required for safety involving negligible or no expansion of use] of City CEQA Guidelines and Article 19, Sections 15301(a) and 15303 of California CEQA Guidelines; and direct RAP staff to file a Notice of Exemption (NOE) with the State Clearinghouse and with Los Angeles County Clerk upon the Board of Recreation and Parks Commissioners' (Board) approval.
7. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a NOE; and,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Northeast Valley Multipurpose Senior Center (also known as Alicia Broadous-Duncan Multipurpose Senior Center) is located at 11300 North Glenoaks Boulevard in the Pacoima area of the City. This 2.07-acre facility provides a multipurpose center for seniors, restrooms, outdoor exercise equipment, benches and a parking lot for the surrounding community. Approximately 9,649 City residents live within a one half-mile walking distance of Northeast Valley Multipurpose Senior Center. Due to the facilities, features, programs, and services it provides, Northeast Valley Multipurpose Senior Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The scope of the proposed Project includes the following:

- Renovation of existing outdoor fitness equipment.
- Installation of new outdoor fitness equipment.
- Installation of safety surfacing.
- Installation of a shade structure over the outdoor fitness equipment area.
- Improvements to the multipurpose center's entrance doors to provide for automatic opening and closing.

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PROJECT FUNDING

Upon approval of this Report, Two Hundred Five Thousand Dollars (\$205,000.00) in Quimby Fees can be transferred from Quimby Fee Account No. 89460K-00 to Northeast Valley Multipurpose Senior Center Account No. 89460K-PB and allocated to the proposed Project.

These Quimby Fees were collected within five (5) miles of Northeast Valley Multipurpose Senior Center, which is the standard distance for the allocation of the Quimby Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

The anticipated pre-qualified on-call contracts will be for Park Facility Construction and Outdoor Fitness/Exercise Equipment. The budget contingency for the Park Facility Construction Contract will be Ten Thousand Dollars (\$10,000.00). The budget contingency for the Outdoor Fitness/Exercise Equipment Contract will be Twenty Thousand Dollars (\$20,000.00).

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Quimby Fees	302/89/89460K-PB	\$205,000.00	100%
<b>Total</b>		\$205,000.00	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project includes the installation of a shade structure over the outdoor fitness equipment area. No trees are proposed to be removed as a part of the Project.

ENVIRONMENTAL IMPACT

The proposed Project consists of minor interior and exterior alterations of an existing facility involving negligible or no expansion of use, and the installation of new equipment required for safety involving negligible or no expansion of use.

This site is not within a coastal, methane, historic, 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 February 2, 2022, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://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 is located within the vicinity of the project or within the project site. Furthermore, the project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of a historical resource.

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Based on this information, RAP staff recommends that the Board determines that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1) and Class 3(4) of City CEQA Guidelines and Article 19, Sections 15301(a) and 15303 of California CEQA Guidelines. Staff will file a NOE with the State Clearinghouse and 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 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.

### 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 building and outdoor fitness equipment improvements at Northeast Valley Multipurpose Senior Center will increase safety and enhance the park users' experience.

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