

APPROVED

Sept 01 2022

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-220

DATE September 01, 2022

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: AVERILL PARK – STREAM IMPROVEMENTS (PRJ21644) PROJECT – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 3(4) [INSTALLATION OF NEW EQUIPMENT AND/OR INDUSTRIAL FACILITIES INVOLVING NEGLIGIBLE OR NO EXPANSION OF USE IF REQUIRED FOR SAFETY, HEALTH, THE PUBLIC CONVENIENCE, OR ENVIRONMENTAL CONTROL] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTION 15303 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	for	M. Rudnick	_____
H. Fujita	_____		* C. Santo Domingo	DF _____
B. Jackson	_____		N. Williams	_____



 General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Averill Park – Stream Improvements (PRJ21644) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer Two Hundred Three Thousand, Eight Hundred Fifty-One Dollars and Twenty-Two Cents (\$203,851.22) in Quimby Fees from the Quimby Fee Account No. 89460K-00 to the Averill Park Account No. 89460K-AN;
3. Approve the allocation of Two Hundred Three Thousand, Eight Hundred Fifty-One Dollars and Twenty-Two Cents (\$203,851.22) in Quimby Fees from the Averill Park Account No. 89460K-AN 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 as authorized under 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;

BOARD REPORT

PG. 2 NO. 22-220

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 3(4) [Installation of new equipment and/or industrial facilities involving negligible or no expansion of use if required for safety, health, the public convenience, or environmental control] of City CEQA Guidelines and Article 19, Section 15303 of California CEQA Guidelines and direct RAP Staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
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 a NOE; and,
8. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Averill Park is located at 1300 Dodson Avenue in the San Pedro area of the City. This 10.75-acre facility provides barbeque pits, picnic tables, a gazebo and a pond for the surrounding community. Approximately 4,776 City residents live within a one half-mile walking distance of Averill Park. Due to the facilities, features, programs, and services it provides, Averill Park 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:

- Installation of a remote monitoring system to regulate water flow to the pond and stream.
- Installation of small emergency generator and transfer switch, which would keep the pumping system running in an extended power outage.

After a brief power outage (the majority of frequent power outages in this area) the Variable frequency drive will be able to be reset remotely. These improvements will mitigate the majority of overflow of water into the areas around the bottom pond and save thousands of gallons of water.

PROJECT FUNDING

Upon approval of this Report, Two Hundred Three Thousand, Eight Hundred Fifty-One Dollars and Twenty-Two Cents (\$203,851.22) in Quimby Fees can be transferred from Quimby Fee Account No. 89460K-00 to Averill Park Account No. 89460K-AN and allocated to the proposed Project, which is the total budget for this Project inclusive of the budget contingency amount set forth below.

BOARD REPORT

PG. 3 NO. 22-220

These Quimby Fees were collected within five (5) miles of Averill Park, 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 contract to be used for the Project will be for Park Facility Construction. The budget contingency amount for the Park Facility Construction Contract will be Twenty Thousand Dollars (\$20,000.00).

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Fees	302/89/89460K-AN	\$203,851.22	100%
Total		\$203,851.22	100%

PROJECT CONSTRUCTION

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

TREES AND SHADE

This proposed Project will not impact existing trees and shade at the park.

ENVIRONMENTAL IMPACT

The proposed Project consists of installation of new equipment for use, required for safety and the public convenience, involving negligible or no expansion of use.

According to the parcel profile report retrieved on August 2, 2022, this area does not reside in a liquefaction zone. It is not within a coastal, methane, or historic zone, so 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 August 2, 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.

BOARD REPORT

PG. 4 NO. 22-220

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 3(4) of City CEQA Guidelines and Article 19, Section 15303 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 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 improvements to the water pumping system at Averill Park will increase safety and enhance the park users' experience and help create a more sustainable park.

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