

APPROVED

REC 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-025

DATE January 18, 2024

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ARROYO SECO PARK – HERMON PARK – MAINTENANCE YARD IMPROVEMENTS (PRJ21720) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTIONS 15301(11) [DEMOLITION AND – REMOVAL OF UP TO THREE SINGLE-FAMILY RESIDENCES]; 15301(14) [DEMOLITION AND REMOVAL OF ACCESSORY (APPURTENANT) STRUCTURES]; 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES]; 15304(b) [NEW GARDENING OR LANDSCAPING] AND 15304(f) [MINOR TRENCHING AND BACKFILLING WHERE THE SURFACE IS RESTORED] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(11a), CLASS1(11d), CLASS 4(3), CLASS 4(12) AND CLASS 11(6), OF CITY CEQA GUIDELINES; FINAL ACCEPTANCE OF HOLLENBECK PARK – PARK RENOVATION (PRJ20205) PROJECT; FINAL ACCEPTANCE OF WABASH RECREATION CENTER – ROOF RENOVATION (PRJ21408) PROJECT); ALLOCATION OF UNEXPENDED QIMBY AND ZONE CHANGE FEES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for *C. Santo Domingo DF
B. Jackson _____ N. Williams _____

9/16

General Manager

Approved X _____ Disapproved _____ Withdrawn _____

If Approved: Board President [Signature] Board Secretary [Signature]

RECOMMENDATIONS

1. Take the following actions regarding Hollenbeck Park – Park Renovation (PRJ20205) Project:
 - A. Accept the work performed and completed as final for Hollenbeck Park – Park Renovation (PRJ20205) Project, constructed by Department of Recreation and Parks (RAP) staff and/or RAP’s as-needed pre-qualified on-call vendors;
 - B. Approve the reallocation of Four Hundred Thirteen Thousand, Sixty-Four Dollars and Nineteen Cents (\$413,064.19) in Quimby Fees currently allocated to the Hollenbeck Park – Park Renovation (PRJ20205) Project to the proposed Arroyo Seco Park - Hermon Park – Maintenance Yard Improvements (PRJ21720) Project;

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- C. Authorize RAP's Chief Accounting Employee to transfer Four Hundred Thirteen Thousand, Sixty-Four Dollars and Nineteen Cents (\$413,064.19) in Quimby Fees from the Hollenbeck Park Account No. 89460K-HN to the Arroyo Seco Account No. 89460K-AS; and,
 - D. Authorize RAP's Chief Accounting Employee to transfer Two Hundred Eighty-Three Thousand, Sixteen Dollars and Seventy Cents (\$283,016.70) in Quimby Fees from the Hollenbeck Park Account No. 89460K-HN to the Quimby Account No. 89460K-00.
2. Take the following actions regarding Wabash Recreation Center – Roof Renovation (PRJ21408) Project:
- A. Accept the work performed and completed as final for Wabash Recreation Center – Roof Renovation (PRJ21408) Project, constructed by RAP staff and/or RAP's as- needed pre-qualified on-call vendors;
 - B. Approve the reallocation of Eighty-Two Thousand, Two Hundred Forty-Four Dollars and Fifty-Seven Cents (\$82,244.57) in Zone Change Fees currently allocated to the Wabash Recreation Center – Roof Renovation (PRJ21408) Project to the proposed Arroyo Seco Park – Hermon Park – Maintenance Yard Improvements (PRJ21720) (PRJ21723) Project;
 - C. Authorize RAP's Chief Accounting Employee to transfer Eighty-Two Thousand Two Hundred Forty-Four Dollars and Fifty-Seven Cents (\$82,244.57) in Zone Change Fees from the Wabash Recreation Center Account No. 89440K-IO to the Arroyo Seco Park Account No. 89440K-AS;
 - D. Approve the reallocation of One Hundred Thirty-Two Thousand, Five Hundred Fifty-Seven Dollars and Fifty-One Cents (\$132,557.51) in Quimby Fees currently allocated to the Wabash Recreation Center – Roof Renovation (PRJ21408) Project to the proposed Arroyo Seco Park – Hermon Park – Maintenance Yard Improvements (PRJ21720) (PRJ21723) Project;
 - E. Authorize RAP's Chief Accounting Employee to transfer One Hundred Thirty-Two Thousand, Five Hundred Fifty-Seven Dollars and Fifty-One Cents (\$132,557.51) in Quimby Fees from the Wabash Recreation Center Account No. 89460K-IO to the Arroyo Seco Park Account No. 89460K-AS; and,
 - F. Authorize RAP's Chief Accounting Employee to transfer Sixteen Thousand, Five Hundred Eighty Dollars and Twenty-Four Cents (\$16,580.24) in Quimby Fees from the Wabash Recreation Center Account No. 89460K-IO to the Quimby Account No. 89460K-00.

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3. Take the following actions regarding the Arroyo Seco Park - Hermon Park – Maintenance Yard Improvements (PRJ21720) Project (Project):
 - A. Approve the scope of work and total budget for the Project, as described in this Report;
 - B. Approve the allocation of Eighty-Two Thousand, Two Hundred Forty-Four Dollars and Fifty-Seven Cents (\$82,244.57) in Zone Change Fees from Arroyo Seco Account No. 89440K-AS to the proposed Project;
 - C. Approve the allocation of Five Hundred Ninety-Three Thousand, Seven Hundred Fifty-Five Dollars and Forty-Three Cents (\$593,755.43) in Quimby Fees from Arroyo Seco Account No. 89460K-AS to the proposed Project;
 - D. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(l1) [Demolition and removal of up to three single-family residences]; 15301(l4) [Demolition and removal of accessory (appurtenant) structures]; 15303(e) [Installation of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences]; 15304(b) [New gardening or landscaping] and 15304(f) [Minor trenching and backfilling where the surface is restored] of California CEQA Guidelines and Article III, Section 1, Class 1(11a), Class1(11d), Class 4(3), Class 4(12) and Class 11(6) of City CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk; and,
 - E. 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).
4. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY OF COMPLETED PROJECTS

The following two capital improvement projects have unexpended Quimby and Zone Change Fees:

Hollenbeck Park – Park Renovation (PRJ20205) Project

Previously, the Board of Recreation and Parks Commissioners (Board) approved the Hollenbeck Park – Renovation (PRJ20205) Project, which included the following scope of work (Report Nos. 15-159 and 15-228):

- Renovation of the existing band shell, restrooms, boathouse, and play area;

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- Improvements to the lake perimeter and edging, park walking paths, landscape and irrigation infrastructure; and
- Installation of new site amenities.

The total available funding for the Hollenbeck Park – Renovation (PRJ20205) Project was Three Million Five Hundred Twenty-Six Thousand, Nine Hundred Sixty Dollars (\$3,526,960) in Quimby Fees and Community Development Block Grant (CDBG) funds (Council File No. 16-1091) (Report Nos. 15-159 and 15-228).

The Hollenbeck Park – Renovation (PRJ20205) Project is complete and cost Two Million, Eight Hundred Seventy-Three Thousand, Eight Hundred Seventy-Nine Dollars and Eleven Cents (\$2,830,879.11). The awarded Four Hundred Thousand Dollars (\$400,000.00) in CDBG funds has been expended. There is currently Six Hundred Ninety-Six Thousand, Eighty Dollars and Eighty-Nine Cents (\$696,080.89) in unexpended Quimby Fees available for reallocation.

Wabash Recreation Center – Roof Renovation (PRJ21408) Project

Previously, the Board approved the Wabash Recreation Center – Roof Renovation (PRJ21408) Project, which included the replacement of the roof at the recreation center building (Report No. 20-187).

The total funding available for the Wabash Recreation Center – Roof Renovation (PRJ21408) Project was Six Hundred Seventy Thousand, Nine Hundred Twenty-Two Dollars and Twenty-Three Cents (\$670,922.23) in Quimby Fees, Zone Change Fees and CDBG funds (Report No. 20-187) (Council File Nos. 15-1041 and No. 18-0106).

The Wabash Recreation Center – Roof Renovation (PRJ21408) Project is complete and cost Three Hundred Eighty-Nine Thousand, Five Hundred Thirty-Nine Dollars and Ninety-One Cents (\$389,539.91). The awarded Three Hundred Eighty-Two Thousand, Nine Hundred Twenty-Two Dollars and Twenty-Three Cents (\$380,922.23) in CDBG funds has been expended. There is currently Two Hundred Thirty-One Thousand, Three Hundred Eighty-Two dollars and Thirty-Two Cents (\$231,382.32) in unexpended Quimby and Zone Change Fees available for reallocation.

PROPOSED PROJECT – SUMMARY AND SCOPE

Arroyo Seco Park is located at 5568 Via Marisol in the Arroyo Seco community of the City. This 85.97-acre park provides tennis courts, playgrounds, baseball diamonds, a dog park and picnic areas for the surrounding community. Hermon Dog Park is a part of Arroyo Seco Park, which provides a dog park and seating areas. Approximately 12,379 City residents live within a half mile walking distance of Arroyo Seco Park. Due to the size of the park, and the facilities and features and programs it provides, Hermon Park meets the standard for a community park, as defined in the City's Public Recreation Plan.

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The scope of work of the proposed Project includes the following:

- Demolition of three existing, one-story, maintenance yard structures and related appurtenances at Hermon Park due to major fire damage, followed by backfilling.
- Erection of fencing around remaining Maintenance Yard grounds and landscaping disturbed areas outside of fenced site.

PROJECT FUNDING

In order to fund the Arroyo Seco Park – Hermon Park – Maintenance Yard Improvements (PRJ21720) Project (Project), RAP staff needs to reallocate Quimby and Zone Change Fees from the following capital improvement projects:

- Hollenbeck Park – Park Renovation (PRJ20205) Project
- Wabash Recreation Center – Roof Renovation (PRJ21408) Project

The reallocation of the unexpended funds from these completed projects to the proposed Project is necessary as the Project is a high priority to RAP.

There is currently Forty-Eight Thousand, One Hundred Thirty-Three Dollars and Seventy-Three Cents (\$48,133.73) in Quimby Fees available in the Arroyo Seco Park Account No. 89460K-AS. Upon approval of this Report, the Quimby Fees listed below can be transferred to Arroyo Seco Park Account No. 89460K-AS:

- Four Hundred Thirteen Thousand, Sixty-Four Dollars and Nineteen Cents (\$413,064.19) in Quimby Fees from the Hollenbeck Park Account No. 89460K-HN.
- One Hundred Thirty-Two Thousand, Five Hundred Fifty-Seven Dollars and Fifty-One Cents (\$132,557.51) in Quimby Fees from the Wabash Recreation Center Account No. 89460K-IO.

A total of Five Hundred Ninety-Three Thousand, Seven Hundred Fifty-Five Dollars and Forty-Three Cents (\$ 593,755.43) in Quimby Fees can be allocated from the Arroyo Seco Account No. 89460K-AS to the proposed Project.

Upon approval of this Report, the Zone Change Fees listed below can be transferred to Arroyo Seco Park Account No. 89440K-AS:

- Eighty-Two Thousand, Two Hundred Forty-Four Dollars and Fifty-Seven Cents (\$82,244.57) in Zone Change Fees from the Wabash Recreation Center Account No. 89440K-IO.

A total of Eighty-Two Thousand, Two Hundred Forty-Four Dollars and Fifty-Seven Cents (\$82,244.57) in Zone Change Fees can be allocated from Arroyo Seco Account No. 89440K-AS to the proposed Project.

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Upon Approval of this Report, Two Hundred Eighty-Three Thousand, Sixteen Dollars and Seventy Cents (\$283,016.70) in Quimby Fees can be transferred from the Hollenbeck Park Account No. 89640K-HN to the Quimby Account No. 89460K-00. Upon approval of this Report, Sixteen Thousand, Five Hundred Eighty Dollars and Twenty-Four Cents (\$16,580.24) in Quimby Fees from the Wabash Recreation Center Account No. 89460K-IO to the Quimby Account No. 89460K-00. These monies will be made available for future projects and are not included in the funding for the proposed Project.

The total amount of funding available for the proposed Project is Six Hundred Seventy-Six Thousand Dollars (\$676,000.00) which will be the total budget for this Project, inclusive of the budget and contingency amounts set forth below.

These Quimby and Zone Change were collected within five (5) miles of Hermon Park, which is the standard distance for the allocation of Quimby and Zone Change for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

It is anticipated that the following pre-qualified on-call contracts will be used for the Project with the following budget contingency amounts:

On-Call Contract	Budget Contingency Amount
Facility Modernization	\$100,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Fees	302/89/89460K-AS	\$593,755.43	88%
Zone Change Fees	302/89/89440K-AS	\$82,244.57	12%
Total		\$676,000.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the proposed Project. See below the anticipated schedule for the proposed Project:

Phase	Duration
Pre-design	May 2023 – June 2023
Design	June 2023 – October 2023
Bid and Award	October 2023 – April 2024
Construction	April 2024 – May 2024
Post-Construction	May 2024 – November 2024

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TREES AND SHADE

This proposed Project will have no impact on the existing trees and shade at the park.

ENVIRONMENTAL IMPACT

The proposed Project consists of demolition and removal of individual small structures such as accessory (appurtenant) structures and single-family residences; installation of accessory (appurtenant) structures; and new landscaping and minor trenching and backfilling where the surface is restored.

According to the parcel profile report retrieved on December 28, 2023, this area resides in a liquefaction zone. The demolition of these structures will not create conditions that could lead to liquefaction. This site is not within a coastal or methane zone, so there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern. A raptor nest has been found near the demolition site. The execution of the proposed Project will occur under the supervision of a qualified biologist and, if occurring during nesting season, will follow the directives of the California Department of Fish and Wildlife. Therefore, the proposed Project will not have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and future projects that would result from the proposed Project will be subject to environmental review pursuant to the California Environmental Quality Act (CEQA). As of December 28, 2023, 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. They have listed RB Case 900420043 and RB Case 900420052 near the Project area (within 1000 feet). The Regional Water Quality Control Board closed the former on August 1996 and in the process of remediating the latter. The site is adjacent to the Arroyo Seco Freeway, a federally designated historic scenic highway (NRHP 10001198), but the demolition of the remnants of the damaged structures will not affect the scenic and historic nature of the freeway. Furthermore, SurveyLa found that Hermon Park appears eligible to be listed both in the National Register of Historic Places, and in the California Register of Historic Resources as an individual property. An historic assessment of the three buildings found that the three structures qualify as contributing elements to the historic nature of the park, but since they show evidence of substantial fire damage, they do not retain sufficient integrity to convey their significance as contributors to Hermon Park, therefore their demolition will not detract from the historic significance of the site.

Based in this information, staff recommends that the Board of Recreation and Park Commissioners' (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Sections 15301(l1), 15301(l4), 15303(e), 15304(b), 15304(f), of California CEQA Guidelines and Article III, Section 1, Class 1(11a), Class 1(11d), Class 4(3), Class 4(12) and Class 11(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

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FISCAL IMPACT

The approval of this allocation of Quimby Fees and Zone Change Fees 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 Quimby Fees, Zone Change 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.

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