

APPROVED

REPORT OF GENERAL MANAGER

OCT 01 2014

NO. 14-254

DATE October 1, 2014

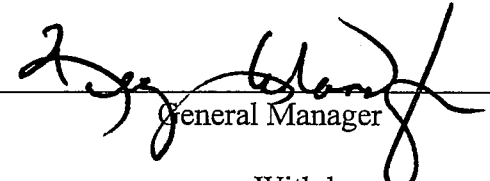
BOARD OF RECREATION
& PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EXIT PARK - PARK DEVELOPMENT (PRJ20858) PROJECT -
ALLOCATION OF GIBSON PARK EXCHANGE FUNDS

R. Adams	<u> </u>	V. Israel	<u> </u>
*R. Barajas	<u>RS</u>	K. Regan	<u> </u>
H. Fujita	<u> </u>	N. Williams	<u> </u>



 General Manager

Approved as amended _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to transfer \$490,000.00 in Gibson Park Exchange Funds from 205/88/88AM05 Welcome Park Account to a new account 205/88/TBD Exit Park;
2. Approve the allocation of \$490,000.00 from 205/88/TBD Exit Park for the Exit Park - Park Development (PRJ20858) project;
- ~~3. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA); and,~~
4. Authorize the Department's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Board Report.

SUMMARY:

Exit Park is located at 406 North Gaffey Street in the San Pedro community of the City. This 0.33 acre site is currently vacant and undeveloped and is inaccessible to the general public.

The Exit Park site, which was recently acquired by the Department (Board Report No. 13-263), was formerly a gas station owned and operated by Equilone Enterprises dba Shell Oil Products US (Shell). Shell is currently remediating the soil and groundwater contamination at the site caused by prior use of the site as a gas station. The clean-up work being done at the site will

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remove most, if not all, of the onsite identified environmental hazards and, once that work is complete, there will be negligible risk to adults or children who would potentially use the property once it is developed into a park.

At this time, a complete project scope for the development of Exit Park has not yet been determined and additional community outreach and work is needed to determine the appropriate development plan for this site. While there is currently no information on the park development costs or funding needs for the park development of this site, staff recommends that the Board approve the allocation of funds for the future development of Exit Park.

On February 7, 2007, the Board approved a Land Exchange Agreement with the Port of Los Angeles (POLA) wherein the Department of Recreation and Parks (RAP) exchanged the 1.16 acre John S. Gibson Park to POLA for a 0.40 acre property, which was later developed into San Pedro Welcome Park, as well as an additional one-time cash payment in the amount of \$1,090,000.00 (Board Report No. 07-33). The Gibson Park Exchange Funds received from POLA were deposited into 205/88/88AM05 Welcome Park Account and, per the Land Exchange Agreement, could be used for various Department activities, including, but not limited to, the development of San Pedro Welcome Park.

The San Pedro Welcome Park – Park Development (PRJ1112A) project is complete. The San Pedro Welcome Park – Park Development (PRJ1112A) project was ultimately funded with a combination of State Grant funds, Federal Grant Funds, and Quimby funds (Board Report No. 08-246, approved on August 8, 2008). None of the \$1,090,000.00 in funds received from POLA were used for the San Pedro Welcome Park – Park Development (PRJ1112A) project and those funds are available for reallocation to other projects.

Department Staff is recommending the reallocation of \$490,000.00 of the Gibson Park Exchange Funds received from POLA to the Exit Park - Park Development (PRJ20858) project as that project is a high priority project for the community and is in need of funding.

Upon approval of this Report, \$490,000.00 in the Gibson Exchange Park Funds from 205/88/88AM05 Welcome Park Account can be transferred to a new account 205/88/TBD Exit Park and allocated to the Exit Park - Park Development (PRJ20858) project. The total allocation for Exit Park - Park Development (PRJ20858) project would be \$490,000.00.

Department staff has also determined that California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

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FISCAL IMPACT STATEMENT:

The approval of this allocation of funds will have no fiscal impact on the Department as the estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by funding sources other than the Department's General Fund.

Operations and maintenance costs for the planned park at this site are yet to be determined and will be included in future budget requests.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.