

APPROVED

APR 04 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-066

DATE April 04, 2024

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORMANDALE RECREATION CENTER – PLAYGROUND REPLACEMENT (PRJ21458) (PRJ21774) PROJECT – MODIFICATION OF SCOPE OF WORK – COMMITMENT OF PARK FEES – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15303(e) [CONSTRUCTION OF ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 11(6) OF CITY CEQA GUIDELINES

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for C. Santo Domingo	<u>DF</u>
B. Jackson	_____	N. Williams	_____



 General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the modification of the scope of work of the Normandale Recreation Center – Playground Replacement (PRJ21458) (PRJ21774) Project (Project), as described in this Report;
2. Authorize the Department of Recreation and Parks (RAP's) Chief Accounting Employee to transfer Two Thousand, Nine Hundred Twenty-Eight Dollars and Thirty Cents (\$2,928.30) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Normandale Recreation Center Park Account No. 89460K-NR;
3. Approve the allocation of Two Thousand, Nine Hundred Twenty-Eight Dollars and Thirty Cents (\$2,928.30) in Quimby Fees from the Normandale Recreation Center to the Project;
4. Authorize RAP staff to commit from the following fund and work order numbers a maximum of Nine Thousand, Five Hundred Twelve Dollars and Fifty-Seven Cents (\$9,512.57) in Park Fees for the Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003686
Park Fees	302/89/89718H	QP002273
Park Fees	302/89/89718H	QP002867
Park Fees	302/89/89718H	QP002104

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5. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303(e) [Construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 11(6) of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
6. 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,
7. 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

On December 17, 2020 the Board of Recreation and Park Commissioners (Board) approved the scope of the Project, which entails the demolition and replacement of the existing playground (Report No. 20-246).

The playground was completed and installed in July 2023.

Staff has determined that it is necessary to modified the scope of work to include the following:

- Path of travel improvements, including connecting the main walkway to the playground with a 5-foot-wide ADA accessible walkway.

Additional funding is required to complete the additional scope related to the Project.

PROJECT FUNDING

Previously, the Board approved the allocation of Five Hundred Forty-Eight Thousand, Six Hundred Forty-Eight Dollars and Thirty-Nine Cents (\$548,648.39) in Quimby Fees to the Project. Additionally, the Project was awarded One Hundred Seventy-Seven Thousand, Nine Hundred Fifty-Two Dollars (\$177,952.00) in Proposition 68 funds (Report No. 21-173 and C.F.# 21-1233).

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Upon approval of this Report, an additional Two Thousand, Nine Hundred Twenty-Eight Dollars and Thirty Cents (\$2,928.30) in Quimby Fees can be transferred from Quimby Account No. 89460K-00 to the Normandale Recreation Center Account No. 89460K-NR and allocated to the Project.

Upon approval of this Report, Nine Thousand, Five Hundred Twelve Dollars and Fifty-Seven Cents (\$9,512.57) in Park Fees can be committed to the Project.

The total amount of funding available for the Project is Seven Hundred Thirty-Nine Thousand, Forty-One Dollars and Twenty-Six Cents (\$739,041.26).

See below the anticipated pre-qualified on-call contract(s) and budget contingency amount(s) that will be used for the Project:

On-Call Contract	Contingency Amount
Playground Construction	\$3,000.00

These Quimby and Park Fees were collected within five (5) miles of Normandale Recreation Center, which is the standard distance for the allocation of Quimby Fees and commitment of Park 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
Quimby Fees	302/89/89460K-NR	\$551,576.69	75%
Park Fees	302/89/89718H	\$9,512.57	1%
Prop 68 Per Capita Program Grant	205/89/89VRJK	\$177,952.00	24%
Total		\$739,041.26	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	April 2024 – June 2024
Construction	June 2024 – July 2024
Post-Construction	August 2024 – January 2025

TREES AND SHADE

The Project will have no impact on the existing trees and shade at Normandale Recreation Center.

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ENVIRONMENTAL IMPACT

The proposed Project consists of construction of accessory (appurtenant) structures.

According to the parcel profile report retrieved on March 13, 2024, the construction of this Project is not in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal or methane zone, so there is no reasonable possibility that the proposed Project would impact 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 March 13, 2024, the State Department of Toxic Substances Control (CTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at www.geotracker.waterboards.ca.gov) have listed Local Case CLUP# 473344, Local Case #19-1188/Ro0001806 and Case 19000026 within 1,000 feet of the Project area. The first is a leaking underground storage tank and has been closed after remediation on August 16, 2006. The second is a former auto repair, auto storage and single-family home where petroleum, lead and Volatile Organic Compounds (VOC) were identified in the shallow soils. The onsite petroleum and lead-impacted soil has been remediated to concentrations below residential screening levels, and passive soil vapor mitigation barriers/systems have been installed below the redevelopment structures. The third is the site of a previous oil well that has been evaluated by the Los Angeles Fire Department and developed into residential uses. None of them is listed in the hazardous materials release sites, pursuant to Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is not in an area that would affect a historic or cultural monument.

Based on this information, RAP staff recommends that the Board determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15303(e) of California CEQA Guidelines and Article III, Section 1, Class 11(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

FISCAL IMPACT

The estimated costs for the design, development, and construction of the park improvements are anticipated to be funded by Quimby Fees, Park Fees, Prop 68 funds, or funding sources other than RAP's General Fund. The maintenance of these improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.