

# APPROVED

October 05, 2023

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

23-178

DATE October 05, 2023

C.D. 5

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK – BASKETBALL COURTS IMPROVEMENTS (PRJ21732) PROJECT – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(d) [RESTORATION OR REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, CLASS 1(4) OF CITY CEQA GUIDELINES

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

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

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Pan Pacific Park – Basketball Courts Improvements (PRJ21732) Project (Project), as described in the Summary of this Report;
2. Approve the allocation of Ninety-Four Thousand, Three Hundred Ninety-Six Dollars and Forty-Five Cents (\$94,396.45) in Quimby Fees from the Pan Pacific Park Account No. 84960K-WV to the proposed Project;
3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
5. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety] of California

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CEQA Guidelines and Article III, Class 1(4) of City CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;

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 a Notice of Exemption (NOE); and
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Pan Pacific Park is located at 7600 Beverly Boulevard in the Fairfax District community of the City. This 32.18-acre facility provides multipurpose fields, play areas, a swimming pool, a recreation center, basketball courts, and a senior center for the surrounding communities. Approximately 15,243 City residents live within a one-half mile walking distance of Pan Pacific Park. Due to the size of the park, and the facilities, features, and programs it provides, Pan Pacific Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The scope of work of the Pan Pacific Park – Basketball Courts Improvements (PRJ21732) Project includes the following:

- Two outdoor Basketball courts:
  - Remove entire surface coating and roughen concrete court surface for adhesion.
  - Repair any cracking and prepare courts for application of acrylic surface.
  - Application of acrylic surface.
  - Re-stripe court lines per City Clipper court standard.

### PROJECT FUNDING

There is currently Ninety-Four Thousand, Three Hundred Ninety-Six Dollars and Forty-Five Cents (\$94,396.45) available in the Pan Pacific Park Account No. 89460K-WV.

Upon approval of this Report, Ninety-Four Thousand, Three Hundred Ninety-Six Dollars and Forty-Five Cents (\$94,396.45) in Quimby Fees can be allocated from the Pan Pacific Park Account No. 89460K-WV to the proposed Project, which is the total budget including budget contingency.

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

<b>On-Call Contract</b>	<b>Contingency Amount</b>
Park Facility Construction	\$20,000.00

The Quimby Fees were collected within five (5) miles of Pan Pacific Park, which is the standard distance for the commitment of Quimby Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Quimby Fees	302/89/89460K-WV	\$94,396.45	100%
<b>Total</b>		\$94,396.45	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project.

See below the anticipated Project schedule:

<b>Phase</b>	<b>Duration</b>
Predesign	NA
Design	NA
Bid and Award	September 2023
Construction	October 2023
Post Construction	October 2023 – March 2024

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Pan Pacific Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of the rehabilitation of a deteriorated facility.

According to the parcel profile report retrieved on September 19, 2023, this area is not within a coastal zone, but it resides in a liquefaction and in the methane zone. This Project will not increase the conditions that could lead to liquefaction or increased exposure to methane seepage, because it involves only outdoor structures, so there is no reasonable possibility that the proposed Project may 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 other projects will result from this. A Phase I Environmental Site Assessment

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(ESA) was performed for the property in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessments (Standard Designation E 1527-05), the United States Environmental Protection Agency (US EPA) 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries (AAI). The Phase I ESA found that recognized environmental conditions (REC) are not present on the proposed Project site. As of September 19, 2023, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://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 other sites within 1000 ft. from the proposed Project. 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.

Based in this information, staff recommends that the Board of Recreation and Parks Commissioners' (Board) determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(d) of California CEQA Guidelines and to Article III, Section 1, Class 1(4) of City CEQA Guidelines. RAP staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

### FISCAL IMPACT

The approval of this report 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, 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.

### 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 Basketball Courts Improvements at Pan Pacific Park will help improve the park users' experience.

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