

# APPROVED

OCT 19 2023

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

NO. 23-182


DATE October 19, 2023

C.D. 5

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FAIRFAX SENIOR CITIZENS CENTER – PATH OF TRAVEL IMPROVEMENTS (PRJ21729) (PRJ21730) PROJECT – ALLOCATION OF QUIMBY FEES – COMMITMENT OF PARK FEES – CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(c) [MINOR ALTERATION OF EXISTING PUBLIC STRUCTURES LIKE EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, CLASS 1(3) OF CITY CEQA GUIDELINES

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

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

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Fairfax Senior Citizens Center – Path of Travel Improvements (PRJ21729) (PRJ21730) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of One Hundred Twelve Thousand, Eight Hundred Fifty-Six Dollars and Nineteen Cents (\$112,856.19) in Park Fees to the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT073723
Park Fees	302/89/89716H	QT074201
Park Fees	302/89/89718H	QP001719
Park Fees	302/89/89718H	QP001758
Park Fees	302/89/89718H	QP002504

3. Authorize RAP’s Chief Accounting Employee to transfer Three Thousand, One Hundred Fifty-Five Dollars (\$3,155.00) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Fairfax Senior Citizen Center Account No. 89460K-FX;

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4. Approve the allocation of Twenty-Six Thousand, Three Hundred Forty-Five Dollars and Eight Cents (\$26,345.08) in Quimby Fees from the Fairfax Senior Citizen Center Account No. 89460K-FX to the proposed Project;
5. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
6. 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;
7. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(c) [Minor alteration of existing public structures like existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities] of California CEQA Guidelines and Article III, Class 1(3) of City CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
8. 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,
9. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Fairfax Senior Citizens Center is located at 7929 Melrose Ave in the Fairfax Village area of the City. The 0.38 acre facility provides a variety of programs and activities for seniors and has a large auditorium for community meetings. Approximately 5,447 City residents live within a one-half (1/2) mile walking distance of Fairfax Senior Citizens Center. Due to the facilities, features, and services it provides, Fairfax Senior Citizens Center currently meets the standard for a Community park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

After assessments by RAP planning, maintenance, and construction staff members, proposed project scope to renovate the pedestrian access path include:

- Demolition of existing asphaltic pedestrian path in parking lot
- Demolition of existing stair and landing from public sidewalk
- Construction of an Americans with Disabilities Act (ADA) compliant ramp from public right of way along rear of facility

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This Project will provide an accessible path of travel from the public right of way to the gated patio on the rear of the facility, which will enhance egress in that area by addressing tree root disturbance of the pedestrian pathway surface, cracking concrete stairs, and landings that are not level with the existing sidewalk.

PROJECT FUNDING

There is currently Twenty-Three Thousand, One Hundred Ninety Dollars and Eight Cents (\$23,190.08) available in the Fairfax Senior Citizens Center Account No. 89460K-FX. Upon approval of this Report, Three Thousand, One Hundred Fifty-Five Dollars (\$3,155.00) in Quimby Fees can be transferred from Quimby Account 89460K-00 to Fairfax Senior Citizens Center Account No. 89460K-FX, and a total of Twenty-Six Thousand, Three Hundred Forty-Five Dollars and Eight Cents (\$26,345.08) in Quimby Fees can be allocated from the Fairfax Senior Citizens Center Account No. 89460K-FX to the proposed Project.

Upon approval of this Report, One Hundred Twelve Thousand, Eight Hundred Fifty-Six Dollars and Nineteen Cents (\$112,856.19) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the Project is One Hundred Thirty-Nine Thousand, Two Hundred One Dollars and Twenty-Seven Cents (\$139,201.27) which is the total budget inclusive of the budget contingency amount set forth below.

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	\$30,000.00

The Park Fees were collected within five (5) miles of Fairfax Senior Citizens Center, which is the standard distance for the commitment of Park 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-FX	\$26,345.08	19%
Park Fees	302/89/89716H	\$24,338.44	17%
Park Fees	302/89/89718H	\$88,517.75	64%
<b>Total</b>		\$139,201.27	100%

PROJECT CONSTRUCTION

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

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See below the anticipated Project schedule:

<b>Phase</b>	<b>Duration</b>
Predesign	October 2023 – November 2023
Design	December 2023 – May 2024
Bid and Award	June 2024
Construction	July 2024 – October 2024
Post Construction	October 2024 – April 2025

TREES AND SHADE

The proposed Project has no impact on the existing shade and trees at Fairfax Senior Citizens Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of minor alteration of existing public structures like existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities.

According to the parcel profile report retrieved September 15, 2023, this area does not reside in a liquefaction zone or in a coastal zone. It does reside in a buffer methane zone, but since this Project will be constructed outdoor it will not lead to increased risk of methane gas exposure. Therefore, 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 September 15, 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 but have listed RB Case # 900460125 and RB Case # 900380107 two leaking underground storage tanks near the Project area (within 1000 feet). The Regional Water Quality Control Board closed the first case in 2007 and the second in 1997. 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(c) of California CEQA Guidelines and Article III, Class 1(3) 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 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, Park Fees, or funding sources other than RAP's General Fund.

### 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:** Improvements and renovations to building access at Fairfax Senior Citizens Center will help improve the park users' experience.

This Report was prepared by David Lee, Management Assistant, Planning, Maintenance, and Construction Branch, and Jasmine Cheng, Architectural Associate I, Planning, Maintenance, and Construction Branch.