

NO. <u>16-</u>	051	
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DATE February 3, 2016

BOARD OF RECREATION AND PARK COMMISSIONERS

	BOTTI DOLL	(LOI(L) (IIOI()		STOTTERE
	SUBJECT:	EXIT PARK -	PARK DEVELOPME	NT (PRJ20858) PROJECT – FINAL PLANS
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		/		General Manager
	Approved		_ Disapproved	Withdrawn

RECOMMENDATIONS:

That the Board approve the final plans and specifications, substantially in the form on file in the Board Office, for the Exit Park – Park Development (PRJ20858) project.

SUMMARY:

On October 1, 2014, the Board approved the allocation of Port of Los Angeles (POLA) Funds in the amount of \$490,000 from Department No. 88 Fund No. 205, Account No. 88AM05 for Exit Park – Park Development (PRJ20858) project (Report No. 14-254). This is a 0.33 acre pocket park located at 406 North Gaffey Street in the community of San Pedro. The site is currently vacant and undeveloped and inaccessible to the general public.

RAP along with Council District 15 staff held a series of meetings to gather input for the design of the park. The meetings were held at various locations on February 9, 2015; March 10, 2015; April 3, 2015; May 7, 2015; and May 29, 2015. These meetings were attended by Council District 15 staff and various stakeholders. Stakeholders included the Central San Pedro Neighborhood Council and interested community members. The final plans and specifications were prepared by RAP staff, and represent a consensus reached among the stakeholders that accommodate the community's needs and desires. The resulting design features include paths, seating areas, a maze labyrinth, low water use trees and shrubs, smart irrigation system, and a court of flags honoring the City of Los Angeles Sister Cities.

The Exit Park site, which was acquired on October 16, 2013 by the Department of Recreation and Parks (RAP) (Report No. 13-263), was formerly a gas station owned and operated by Equilone Enterprises dba Shell Oil Products US (Shell). Per the Indemnification and Cleanup Agreement between RAP and Shell executed on November 7, 2013, Shell is required to install a system of underground dual-phase-extraction wells and piping in accordance with the 2011 Remedial Action Plan for soil and groundwater contamination at the site. Extracted contamination will be treated onsite with aboveground treatment equipment within a small securely fenced area at the edge of the park. The underground

REPORT OF GENERAL MANAGER

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piping for six (6) soil-vapor extraction wells and thirteen (13) dual phase wells has now been installed on the property. The well heads and the vapor treatment system will be installed in coordination with the project plans and schedule. Once the park is completed and the remediation is finished, the underground equipment will be abandoned in place and the aboveground treatment facility removed. There will be negligible risk to adults or children who use the park.

The design as presented in Exhibit A will go out to bid using the Board's approved on-call list for As Needed Park Facility Construction. It is expected that construction will take six (6) months. The estimated cost of the park construction is \$460,000.

TREES AND SHADE:

The species and quantities of trees as specified in the plans are as follows. Trees are listed by botanical name followed by the common name:

Quantity	<u>Tree's Name</u>
5	Acacia podalyriifolia – Pearl Acacia
11	Lyonothamnus floribundus ssp aspleniifolius – Catalina Ironwood
3	Parkinsonia 'Desert Museum' – Mexican Palo Verde
5	Platanus Mexicana – Mexican Sycamore

All of the trees specified are regionally compatible and have low water requirements. The total canopy cover amounts to 73% of the total project square footage.

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project is a continuation of an existing project approved on October 16, 2013 (Report No. 13-263), which is exempted from CEQA [Section 3(6) of City CEQA Guidelines, and Section 15325(t) of the State CEQA Guidelines]. The work approved by the current Board action will not result in any additional environmental impacts, and is therefore covered by the existing CEQA exemption. No additional CEQA documentation is required.

Council District 15 and Pacific Region management and staff support this new park development.

FISCAL IMPACT STATEMENT:

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by fund 205/88/TBD, and will have no impact on the RAP's General Fund.

Once this project is completed, RAP staff will request Sixteen Thousand, Fifty Dollars (\$16,050.00) for annual maintenance for this facility. This budget includes part-time staff, materials, and supplies required to provide maintenance year round.

REPORT OF GENERAL MANAGER

16-051

This Report was prepared by Craig Raines, Landscape Architectural Associate III, Planning, Construction, and Maintenance Branch.

REGREATION AND PARKS ANGELES 108 DEPARTMENT

EXIT PARK





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INDEX OF SHEETS



Park Development

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IRRIGATION PLAN
PLANTING PLAN
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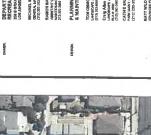
EXIT PARK

- SITE LOCATION VICINITY MAP

PROJECT TEAM

SITE MAP





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TITLE SHEET



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EXIT PARK

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	Control with connectors shall be made with 3-14 brand of DBY or DBR Offset Burief Splice lifts, as approved	mensal. This applies left shall consist of a one-place mall pashe build body with recental locking finders. Other	with re-entersible gel seelant and a Scokhlok Flectrical Spring Connector. Materials shall be as follows:	CORRECTOR shall be a flame ratardent IVC intuitator with a steal spring and shall withlis. Commercer shall be			
	M brand of DBY or DBA	mall sable plastic bult	Section Spring Carne	suletor with a steel sp		typetupy/lena.	anic connector
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406 N. GAFFEY STREET SAN PEDRO, CA.

EXIT PARK

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APPLICATION and apply pushing and flushing misterable in accordance with the manufactural's pittind flush colour, Addition to reflore and techniques that are best selling for the missersh, and surfaces to mitch finding colour, Addition to reflore and techniques that are best selling for the missersh, and surfaces to mitch for a flushing surpless hast for east, (1010-5).

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B. LANDSCAPE PLANTING

HYDROGEED STABLL XZEE Shall consist of arbitral muchoid meterials supplied by Ecology Controls N-binder, (803) 684-0416, no equal.

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OVERDEED TOGORIDSEEMS, EARTH WORKS ORGANIZE TOPORISESEMS ESHIT by, derived from compacted wood protincis, past move, chicken manure by Earth Works Juc., (210) 322-9302, or an approved equal. ORGANICO AMENOMENT Shall be type I organic salt amendment, consisting of aktolized fit efravings

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408 N. GAFFEY STREET SAN PEDRO, CA.

6. CHAZH LINK PENCING AND MATENTALS

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(feedbee)	1.5/8"	37/8"	23/6	27/18"	31/2	,	4 1/2.	į
(leches)	11/4	11/2	120	21/2	h	31/2		

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LANDSCAPE PLANTING COST.

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gueraliz permanavane eon galavanizzo sull'Accia Galarizad serfeces shall be prepared for painting in accordance with section 310-3 of the SCPMC.

BURLAGE PREPARATION FOR WOOD SURBALIZE Wood surfaces shell be precired for palating in accordance with section 310-4 of the SSPWC.

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Any questions reparting pesticide application and procedural as flactuation and Perior facilities shall be siftented its department of fearusation and Perior and the Department's Forestry group, Veycetch Memoranest (21:) 451 - 452.

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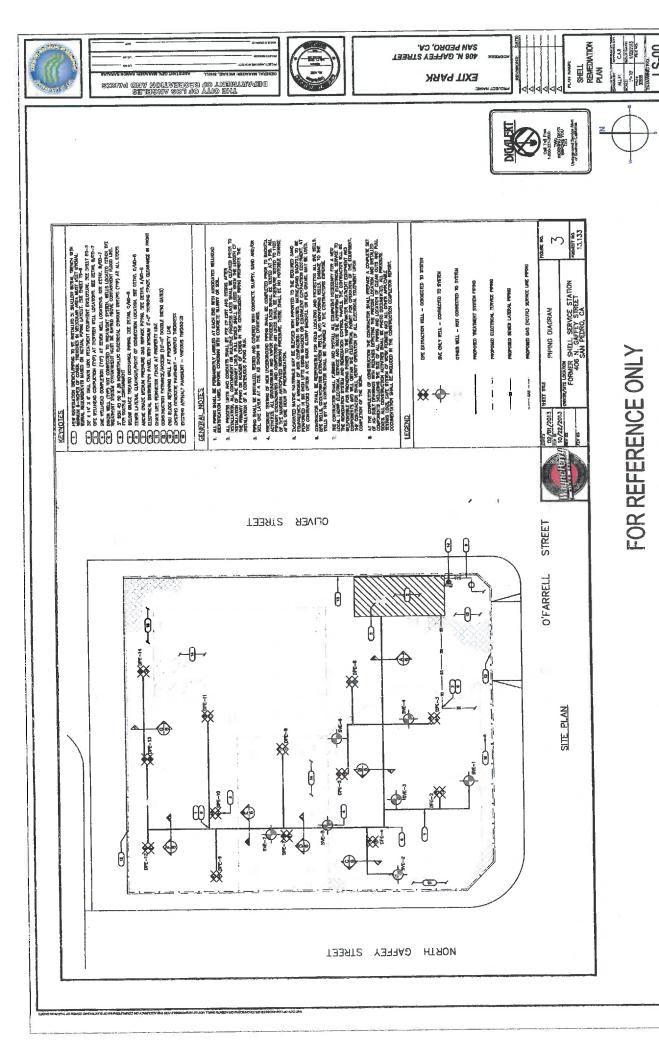
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406 N. GAFFEY STREET SAN PEDRO, CA.

EXIT PARK

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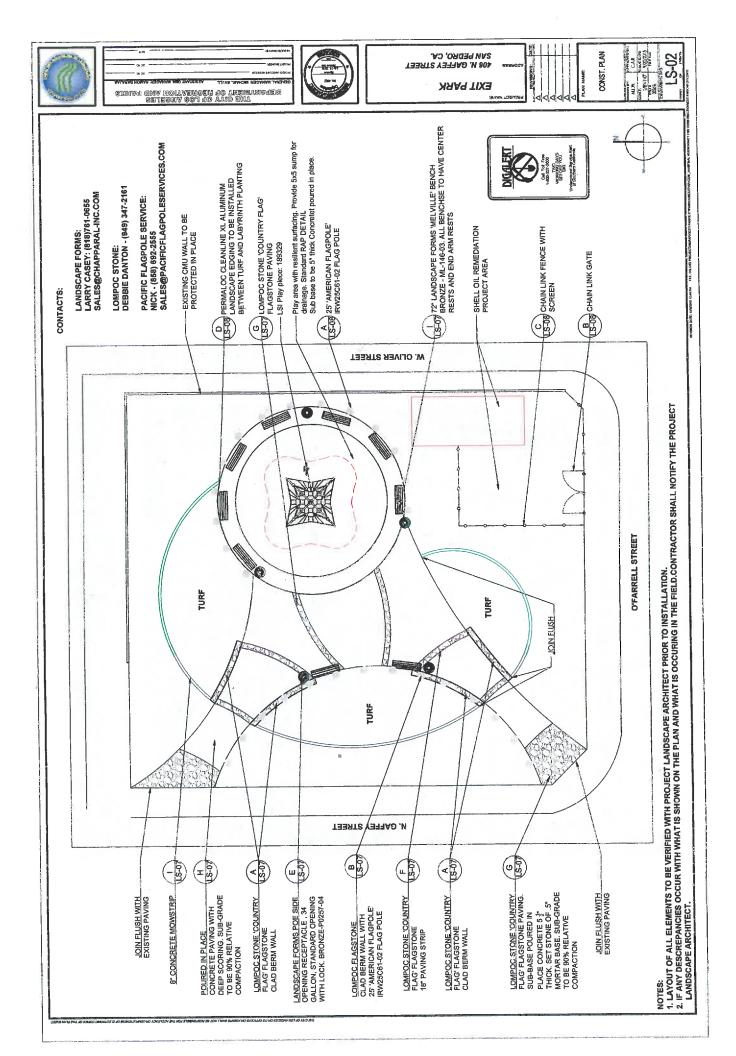
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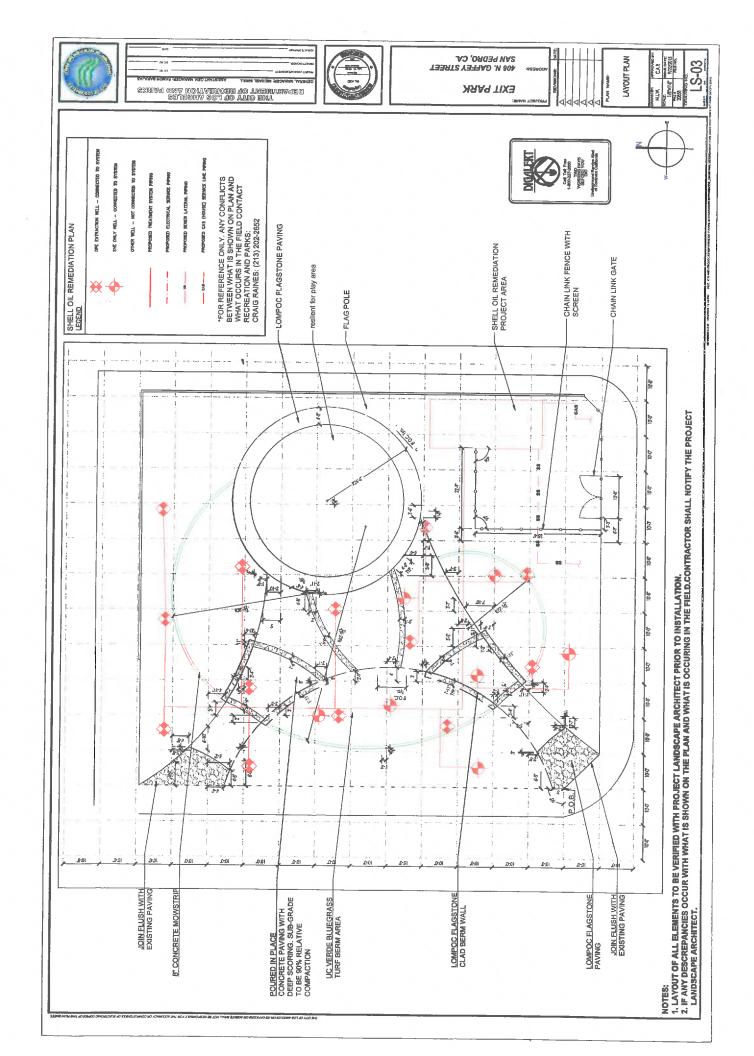
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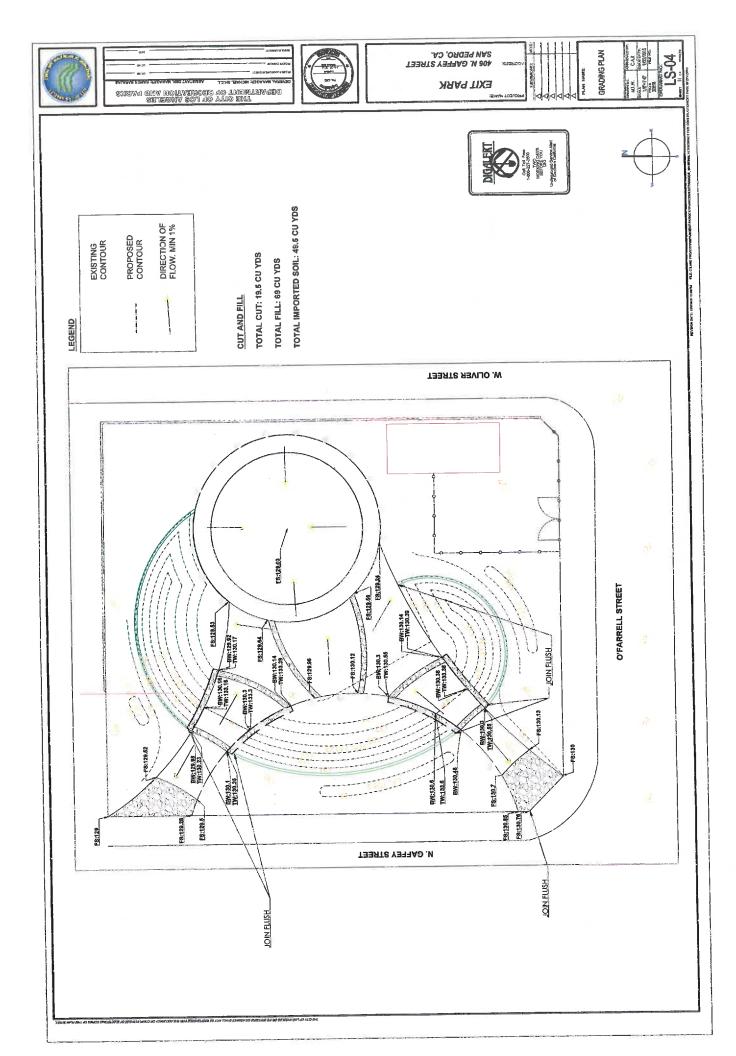
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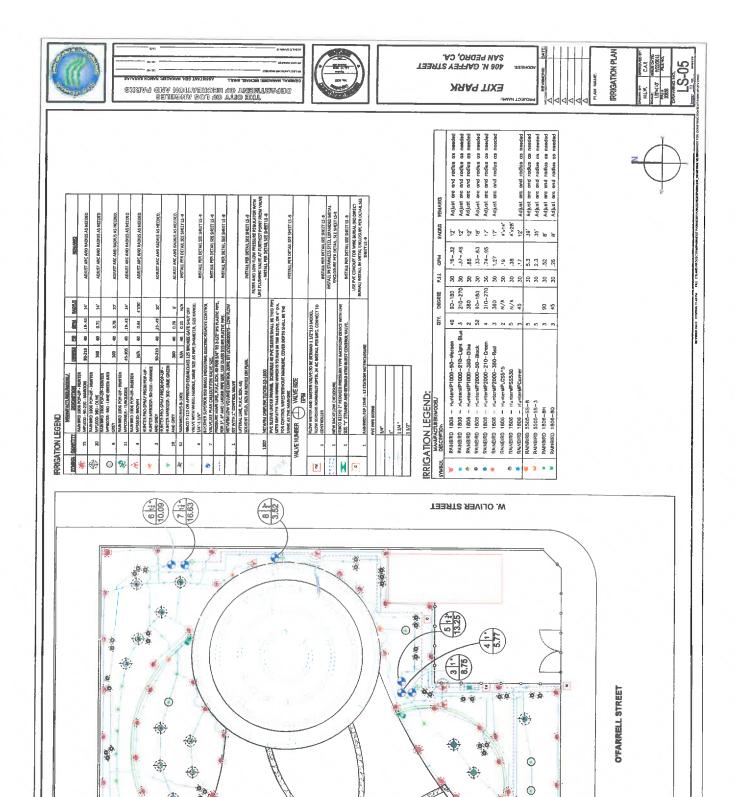
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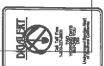
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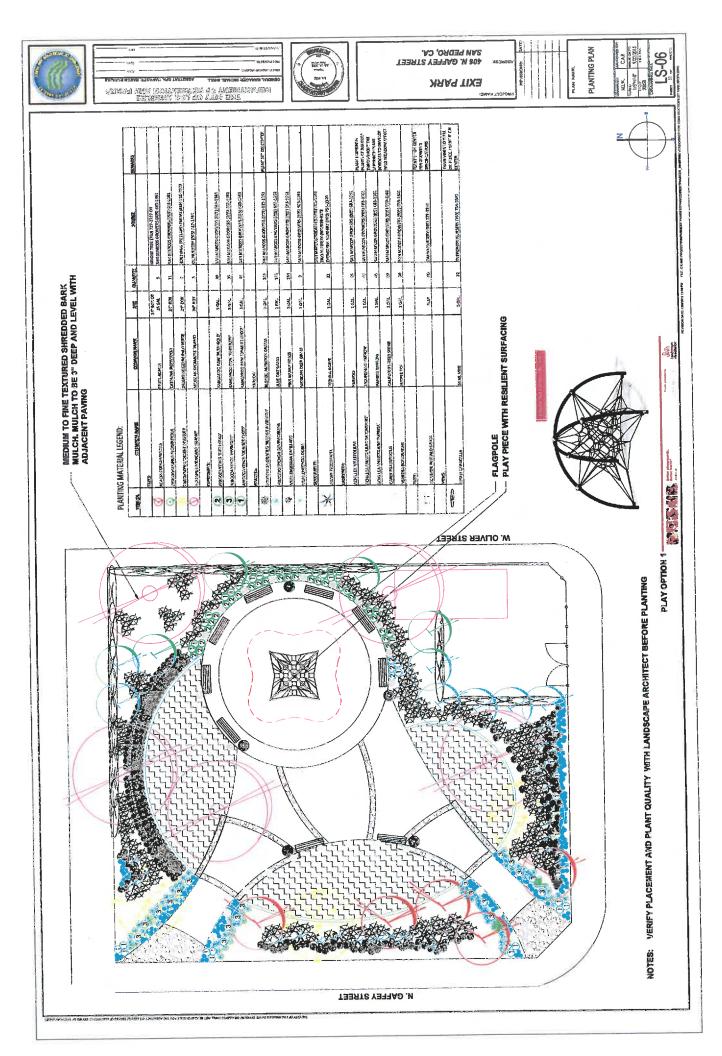
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