

# APPROVED

04 - 19 - 2017

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-097

DATE April 19, 2017

C.D. 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HAZARD PARK – RESTROOM REPLACEMENT (PRJ21099) PROJECT – ALLOCATION OF ZONE CHANGE FEES; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1, 11d) AND CLASS 11(3), OF THE CITY CEQA GUIDELINES (MINOR ALTERATIONS TO EXISTING FACILITIES, DEMOLITION OF ACCESSORY STRUCTURES AND PLACING OF MINOR STRUCTURES ACCESSORY TO EXISTING FACILITIES)

AP Diaz	_____	V. Israel	_____
<i>for</i> R. Barajas	<i>CBP</i>	N. Williams	_____
H. Fujita	_____		

*M. Stubb*  
\_\_\_\_\_  
General Manager

Approved  \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of the Hazard Park – Restroom Replacement (PRJ21099) Project as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to reallocate Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) in Zone Change Fees, currently allocated to the Hazard Park – Building Improvements (PRJ1510A) Project, to the Hazard Park – Restroom Replacement (PRJ21099) Project;
3. Approve the allocation of Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) in Zone Change Fees from Hazard Park Account No. 89440K-HZ for the Hazard Park – Restroom Replacement (PRJ21099) Project;
4. Find that the proposed Hazard Park – Restroom Replacement (PRJ21099) Project is categorically exempt from the California Environmental Quality Act (CEQA), and direct RAP staff to file a Notice of Exemption;
5. Authorize the RAP Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of Seventy-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption; and,

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6. Authorize the RAP Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Hazard Park is located at 2230 Norfolk Street in the Lincoln Heights area of the City. This is a 24.99-acre facility that provides a variety of facilities and programs for the surrounding neighborhood, including youth programs and day camps, exercise and activity programs, basketball courts, children's play areas, ball diamonds, a skate park, and a recreation center. Approximately Eight Thousand, Five Hundred Eighty-Nine (8,589) residents live within a one-half (½) mile walking distance of Hazard Park. Due to the facilities and features it provides, Hazard Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The Hazard Park – Restroom Replacement (PRJ21099) Project proposes the demolition of an existing restroom on the eastern side (Soto Street) of Hazard Park and the construction of a new restroom building at that same location.

RAP staff estimates these improvements will cost approximately Two Hundred Twenty-Five Thousand Dollars (\$225,000.00).

### PROJECT FUNDING

On November 9, 2007, the Board of Recreation and Park Commissioners (Board) approved the allocation of Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) in Zone Change Fees for the Hazard Park – Building Improvements (PRJ1510A) Project (Report No. 07-259). The scope of the approved Hazard Park – Building Improvements (PRJ1510A) Project included electrical, Heating Ventilation Air Conditioning (HVAC), and fire life safety system renovations.

On September 17, 2008, the Board authorized RAP to execute Contract No. 3278, an Agreement between RAP and Community Partners, for the Improvement and Shared Use of Hazard Park Armory for the Purpose of Recreational Programs (Report No. 08-268). On December 11, 2013, the Board approved the assignment of Contract No. 3278 from Community Partners to Legacy LA (Report No. 13-303). Pursuant to Contract No. 3278, Legacy LA is responsible, at their sole expense, for alterations and improvements to the Hazard Park Armory. RAP staff is recommending that the unexpended Zone Change funding currently allocated to the Hazard Park – Building Improvements (PRJ1510A) Project be reallocated to the Hazard Park – Restroom Replacement (PRJ21099) Project.

Upon approval of this Report, Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) in Zone Change Fees, currently allocated to the Hazard Park – Building Improvements (PRJ1510A) Project, can be reallocated to the Hazard Park – Restroom Replacement (PRJ21099) Project.

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The total funding available for the Hazard Park – Restroom Replacement (PRJ21099) Project would be Two Hundred Twenty-Five Thousand Dollars (\$225,000.00).

These Zone Change Fees were collected within five miles of Hazard Park, which is the standard distance for the allocation of the Quimby Fees to community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Zone Change Fee	302/89/89440K-HZ	\$225,000.00	100%
<b>Total</b>		\$225,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the construction of the Hazard Park – Restroom Replacement (PRJ21099) Project.

Construction of the Hazard Park – Restroom Replacement (PRJ21099) Project is currently anticipated to begin in May 2017.

TREES AND SHADE

The approval of the Hazard Park – Restroom Replacement (PRJ21099) Project will have no impact on existing trees or shade at Hazard Park. No new trees or new shade are proposed to be added to Hazard Park as a part of the Hazard Park – Restroom Replacement (PRJ21099) Project.

ENVIRONMENTAL IMPACT STATEMENT

The proposed the Hazard Park – Restroom Replacement (PRJ21099) Project will consist of modifications to existing park facilities involving negligible or no expansion of use, of demolition of accessory structures and modifications to existing park facilities involving placement of new accessory structures. Therefore, RAP staff recommends that the Board determine that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1, 11d) and Class 11(3) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby Fees 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.

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The maintenance of the proposed park improvements can be performed by current RAP staff with no overall impact to existing maintenance services.

This Report was prepared by Darryl Ford, Senior Management Analyst I, Planning, Maintenance and Construction Branch.