

APPROVED

AUG 09 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-174

DATE August 9, 2017

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SOUTH LOS ANGELES WETLANDS PARK – LIGHTING IMPROVEMENTS (PRJ21148) PROJECT – ALLOCATION OF QUIMBY FEES – CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) [EXTERIOR ALTERATIONS INVOLVING MINOR CONSTRUCTION], CLASS 1(4) [REHABILITATION OF DETERIORATED STRUCTURES TO MEET CURRENT STANDARDS OF PUBLIC SAFETY], CLASS 1(12) [OUTDOOR LIGHTING] AND 4(12) [MINOR TRENCHING AND BACKFILLING] OF THE CITY CEQA GUIDELINES; BUILDING RENOVATION (PRJ20477) PROJECT – REVISION OF PROJECT SCOPE

AP Díaz

V. Israel

for R. Barajas

CSD

N. Williams

H. Fujita


General Manager

Approved

Disapproved

Withdrawn

RECOMMENDATIONS

1. Take the following actions regarding South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project:
 - A. Approve the scope of the South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project, as set forth in this Report;
 - B. Authorize Department of Recreation and Parks (RAP) staff to reallocate One Hundred Twenty Thousand Dollars (\$120,000.00) from the South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project to the South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project;
 - C. Approve the allocation of One Hundred Twenty Thousand Dollars (\$120,000.00) in Quimby Fees from South Los Angeles Wetlands Park Account No. 89460K-ZA for the South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project;

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- D. Find that the proposed South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project is categorically exempt from the California Environmental Quality Act (CEQA), and direct RAP staff to file a Notice of Exemption
 - E. 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;
2. Take the following actions regarding South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project;
 - A. Approve the revised scope of the South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project, as set forth in this Report;
 3. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

South Los Angeles Wetlands Park is located at 5413 South Avalon Boulevard in the South Los Angeles community of the City. This 9.00 acre property provides landscaped open space, walkways, and a constructed wetlands for the use and enjoyment of the surrounding community. The site also features a large building, known as Building 71, which is currently not available for public use. An estimated Fourteen Thousand Three Hundred Ninety Two (14,392) City residents live within a one-half (½) mile walking distance of South Los Angeles Wetlands Park. Due to the facilities, features, programs, and services it provides, South Los Angeles Wetlands Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

On December 10, 2012 the Board of Recreation and Park Commissioners' (Board) approved the allocation of One Million Dollars (\$1,000,000.00) in Quimby Fee Interest for the South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project (Report No. 12-322). The scope of the approved project was for the renovation of Building 71 into a community center. On May 23, 2017, the Board authorized the RAP General Manager to negotiate and execute a thirty-five (35) year Lease with Museum Associates dba the Los Angeles County Museum of Art (LACMA) for the use of a portion of South Los Angeles Wetlands Park, the renovation and rehabilitation of Building 71, and the operation of a proposed museum (Report No. 17-134).

South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project

The scope of work for the South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project includes the replacement of existing solar fixtures with new LED fixtures and the installation of a new gate and new bollards in the main parking lot.

RAP staff estimates the South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project will cost approximately One Hundred Twenty Thousand Dollars (\$120,000.00).

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PROJECT FUNDING

Upon approval of this Report, a total of One Hundred Twenty Thousand Dollars (\$120,000.00) in Quimby Fees can be reallocated from the South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project and allocated to the South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project.

The total funding available for the South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project would be One Hundred Twenty Thousand Dollars (\$120,000.00).

Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City.

FUNDING SOURCE MATRIX

Source	Fund No./Dept. No./Acct. No.	Amount	Percentage
Quimby Fees	302/89/89460K-ZA	\$120,000.00	100%
Total		\$120,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project.

The South Los Angeles Wetlands Park – Lighting Improvements (PRJ21148) Project is currently anticipated to begin in August 2017.

TREES AND SHADE

The approval of this project will have no impact on existing trees or shade at South Los Angeles Wetlands Park. No new trees or new shade are proposed to be added to South Los Angeles Wetlands Park as a part of this Project.

ENVIRONMENTAL IMPACT STATEMENT

The proposed project will consist of exterior alterations involving minor construction with no or negligible expansion of use, of rehabilitation of deteriorated structures to meet current standards of public safety, of outdoor lighting for security and operations and of minor trenching and backfilling. 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(1,4,12) and Class 4(12) of the City CEQA Guidelines.

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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 the RAP's General fund. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project

The scope of work for the South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project is for the renovation of the existing "Building 71" into a community center.

As detailed in Report No. 17-134, Building 71 is now proposed to be leased to LACMA to be used as a museum and, as a part of that project, LACMA will improve Four Thousand Five Hundred (4,500) square feet of building space for the installation of a Park Ranger Station. LACMA's improvements of the Park Ranger Station are limited to providing utility (gas, electricity and water) hookups and in ensuring that RAP is able to connect its internal information and technology systems to the electrical and data cable connections of the building. RAP is responsible for any additional capital and other improvements it deems necessary or desires for the Park Ranger Station.

Given the above, staff recommends that the scope of the South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project be revised from the renovation of the existing Building 71 into a community center to the development of a Park Ranger Station.

PROJECT FUNDING

Upon approval of this report, the total funding available for the South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project would be Eight Hundred Eighty Thousand Dollars (\$880,000.00).

Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City.

FUNDING SOURCE MATRIX

Source	Fund No./Dept. No./Acct No.	Amount	Percentage
Quimby Fees	302/89/89460K-ZA	\$880,000.00	100%
Total		\$880,000.00	100%

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PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has not yet been identified for the South Los Angeles Wetlands Park - Building Renovation (PRJ20477) Project.

It is unknown at this time when construction of this project can commence.

TREES AND SHADE

The approval of these projects will have no impact on existing trees or shade at South Los Angeles Wetlands Park. No new trees or new shade are proposed to be added to South Los Angeles Wetlands Park as a part of these projects.

ENVIRONMENTAL IMPACT STATEMENT

RAP staff has determined that, since sufficient funding has not yet been identified for the project, CEQA will be addressed when the complete project scope has been determined and sufficient funds have been identified.

FISCAL IMPACT STATEMENT

The fiscal impacts on RAP for the design, development, and construction of the proposed park improvements are unknown at this time.

Any costs for the operation and maintenance of the future Park Ranger Station will be requested through the regular budget process.

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