

APPROVED

3-01-2017

BOARD OF RECREATION AND PARK COMMISSIONERS NO. 17-043

BOARD REPORT

DATE March 1, 2017

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MACARTHUR PARK – SYNTHETIC MEADOW RENOVATION (PRJ21107) PROJECT; ALLOCATION OF QUIMBY FEE INTEREST; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(1) OF THE CITY CEQA GUIDELINES (MINOR ALTERATIONS TO EXISTING FACILITIES) – NEW BOATHOUSE (PRJ21108) PROJECT; ALLOCATION OF QUIMBY FEE INTEREST

AP Diaz _____ V. Israel _____
R. Barajas *CBP _____ N. Williams _____
H. Fujita _____

m. [Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____
As Amended _____

RECOMMENDATIONS

- 1. Take the following actions regarding MacArthur Park – Synthetic Meadow Renovation (PRJ21107) Project (Meadow Project);
A. Approve the scope of the Meadow Project, as described in the Summary of this Report;
B. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer Four Hundred Thousand Dollars (\$400,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 to the MacArthur Park Account No. 89460K-MD;
C. Approve the allocation of Four Hundred Thousand Dollars (\$400,000.00) in Quimby Fees from MacArthur Park Account No. 89460K-MD for Meadow Project;
D. Find that the Meadow Project is categorically exempt from the California Environmental Quality Act (CEQA), and direct staff to file a Notice of Exemption;
E. Authorize the RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of *Seven-Five Dollars (\$75.00) for the purpose of filing a Notice of Exemption for the Project;
*Seventy-Five

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2. Take the following actions regarding MacArthur Park – New Boathouse (PRJ21108) Project (Boathouse Project);
 - A. Approve the scope of the Boathouse Project, as described in the Summary of the Report;
 - B. Authorize the RAP's Chief Accounting Employee to transfer Four Hundred Thousand Dollars (\$400,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 to the MacArthur Park Account No. 89460K-MD;
 - C. Approve the allocation of Four Hundred Thousand Dollars (\$400,000.00) in Quimby Fees from MacArthur Park Account No. 89460K-MD for the Boathouse Project;
3. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

MacArthur Park is located at 2230 West 6th Street in the Westlake community of the City. This 29.87 acre property includes a play area, band shell, lake, synthetic meadow, and picnic areas. Approximately Forty One Thousand Six Hundred Ninety Five (41,695) residents live within a one-half (½) mile walking distance of MacArthur Park. Due to the facilities, features, programs, and services it provides, MacArthur Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

RAP is currently proposing to allocate Quimby fees to two (2) separate park Capital Improvement projects at MacArthur Park: MacArthur Park – Synthetic Meadow Renovation (PRJ21107) Project and the MacArthur Park – New Boathouse (PRJ21108) Project.

MEADOW PROJECT - SCOPE

Meadow Project proposes the removal and replacement of the approximately Forty Two Thousand Seven Hundred (42,700) square feet of synthetic meadow located on the north side of MacArthur Park. Specifically, the Project proposes to remove the existing synthetic turf, infill and underlayment from site; excavate and compact sub soil to grades, contours, and levels; excavate grade and compact subgrade for synthetic area and new areas, and storm system; re-spread topsoil and fine grade in the areas outside the playing area where the existing conditions have been altered; and, replace the turf area and sub drainage system.

RAP's staff estimates these improvements will cost approximately Four Hundred Thousand Dollars (\$400,000.00).

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MEADOW PROJECT - FUNDING

Upon approval of this Report, Four Hundred Thousand Dollars (\$400,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 can be transferred to the MacArthur Park Account No. 89460K-MD and allocated to the Meadow Project.

The total funding available for the Meadow Project would be Four Hundred Thousand Dollars (\$400,000.00).

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.

MEADOW PROJECT - FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Interest	302/89/89460K-MD	\$400,000.00	100%
Total		\$400,000.00	100%

MEADOW PROJECT - CONSTRUCTION

RAP staff has determined that sufficient funding has been identified for the construction of the Meadow Project. Construction of this project is currently anticipated to begin in March 2017.

MEADOW PROJECT - TREES AND SHADE

The approval of this project will have no impact on existing trees or shade at MacArthur Park, and no new trees or new shade are proposed to be added to MacArthur Park as a part of this project.

MEADOW PROJECT - ENVIRONMENTAL IMPACT STATEMENT:

The subject project will consist of modifications to existing park facilities involving negligible or no expansion of use. As such, 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) of the City CEQA Guidelines.

BOATHOUSE PROJECT SCOPE

On June 5, 2013, the Board authorized the demolition of the Boathouse and approved the demolition plans, Report No. 13-143. The boathouse was two-story, 20-feet high, wood framed located on the east side of MacArthur Park Lake. The demolition of the boathouse was completed on December 18, 2013.

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The MacArthur Park – New Boathouse (PRJ21108) Project proposes the development of new boathouse for MacArthur Park Lake.

A complete project scope and cost for the proposed MacArthur Park – New Boathouse (PRJ21108) Project has not yet been developed. Additional community outreach and design work is needed to determine the appropriate development plan for the project.

BOATHOUSE PROJECT FUNDING

Upon approval of this report, Four Hundred Thousand Dollars (\$400,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 can be transferred to the MacArthur Park Account No. 89460K-MD and allocated to Boathouse Project.

The total funding available for the Boathouse Project would be Four Hundred Thousand Dollars (\$400,000.00).

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.

BOATHOUSE PROJECT FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Quimby Interest	302/89/89460K-MD	\$400,000.00	100%
Total		\$400,000.00	100%

BOATHOUSE PROJECT CONSTRUCTION

Staff has determined that sufficient funding has not yet been identified for the construction of the MacArthur Park – New Boathouse (PRJ21108) Project. However, staff recommends that the available funding be transferred to the MacArthur Park Account No. 89460K-MD, and allocated to MacArthur Park – New Boathouse (PRJ21108) Project, and that those funds remain in that account until the complete project scope has been determined and sufficient funds have been identified to begin project implementation.

It is unknown at this time when construction of this project will begin.

BOATHOUSE PROJECT ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that CEQA will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

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FISCAL IMPACT STATEMENT

The estimated costs for the design, development, and construction of the MacArthur Park – Synthetic Meadow Renovation (PRJ21107) Project and the MacArthur Park – New Boathouse (PRJ21108) Project are anticipated to be funded by Quimby Fees or funding sources other than the RAP's General fund.

The maintenance of the proposed MacArthur Park – Synthetic Meadow Renovation (PRJ21107) Project can be performed by current staff with no overall impact to existing maintenance services. The maintenance costs for the proposed MacArthur Park – New Boathouse (PRJ21108) Project are unknown at this time.

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