

BOARD REPORT

NO. 24-169

DATE August 01, 2024

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: QUEEN ANNE RECREATION CENTER – LIGHTING & SECURITY CAMERAS (PRJ21339) PROJECT – DECOMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301 [OPERATION, REPAIR, MAINTENANCE, PERMITTING, LEASING, LICENSING, OR MINOR ALTERATION OF EXISTING PUBLIC OR PRIVATE STRUCTURES, FACILITIES, MECHANICAL EQUIPMENT, OR TOPOGRAPHICAL FEATURES, INVOLVING NO EXPANSION OF EXISTING OR FORMER USE], SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES AND FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY], AND SECTION 15303 [CONSTRUCTION AND LOCATION OF LIMITED NUMBERS OF NEW, SMALL FACILITIES OR STRUCTURES; INSTALLATION OF SMALL NEW EQUIPMENT AND FACILITIES IN SMALL STRUCTURES; AND THE CONVERSION OF EXISTING SMALL STRUCTURES FROM ONE USE TO ANOTHER WHERE ONLY MINOR MODIFICATIONS ARE MADE IN THE EXTERIOR OF THE STRUCTURE] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1), CLASS 1(11d), CLASS 1(12), CLASS 2, AND CLASS 3(4) OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for *C. Santo Domingo DF
C. Stoneham _____ N. Williams _____



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the total budget for the Queen Anne Recreation Center – Lighting and Security Cameras (PRJ21339) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. Approve the authorization of change orders as authorized under Board Report

BOARD REPORT

PG. 2 NO. 24-169

No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;

4. Authorize RAP staff to decommit a maximum of \$849,925.00 in Park Fees from the Project;
5. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 [Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use], Section 15302 [Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity], and Section 15303 [Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure] of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(11d), Class 1(12), Class 2, and Class 3(4) of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
6. Authorize RAP's Chief Accounting Employee or designee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Queen Anne Recreation Center is located at 1240 West Boulevard in the Mid-City community of the City. This 5.23-acre property includes ball diamonds, a play area, a splash pad, and recreation center. Approximately 6,642 City residents live within one-half mile walking distance of Queen Anne Recreation Center. Due to its facilities and features, and the programs and services provided on site, Queen Anne Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

On March 18, 2021, the Board of Recreation and Park Commissioners (Board) approved the following scope of work for the Queen Anne Recreation Center – Lighting and Security Cameras (PRJ21339) Project (Report No. 21-049):

BOARD REPORT

PG. 3 NO. 24-169

- The installation of a camera system and required conduit support system.
- The replacement of ten existing lighting fixtures with Light Emitting Diode (LED) light fixtures.
- The upgrade of parking lot lighting to RAP standards, which requires the demolition of one existing lightweight pole and the addition of two new poles. The overhead line will be removed and the conduit will be placed underground.
- The upgrade of tennis court lighting to RAP standards, which requires the changing of light fixtures on existing poles.
- The upgrade of basketball lighting to RAP standards, which requires the replacement of one pole and the changing of existing light fixtures.
- The upgrade of baseball field lighting to RAP standards, which requires the replacement of the infield poles and changing of light fixtures on outfield poles.
- The installation of new bleachers.

PROJECT FUNDING

Upon approval of this Report, \$849,925.00 in Park Fees, currently committed to the Project can be decommitted from the Project. Staff has identified an alternative funding source, and therefore, Park Fees are no longer needed for this Project.

The 2021-22 Adopted Budget included \$75,000,000.00 in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. This Project is one of the park projects that RAP has identified for the use of these funds.

The total amount of funding available for this Project is \$1,062,000.00, 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:

| On-Call Contract | Contingency Amount |
|--------------------------------------|---------------------------|
| Electrical Construction and Retrofit | \$177,000.00 |

FUNDING SOURCE MATRIX

| Source | Fund/Dept/Acct | Amount | Percentage |
|----------------------|-----------------------|-----------------------|-------------------|
| Deferred Maintenance | 302/89/89727H | \$1,061,925.00 | 99% |
| Park Fees | 302/89/89716H | \$75.00 | 1% |
| Total | | \$1,062,000.00 | 100% |

BOARD REPORT

PG. 4 NO. 24-169

PROJECT CONSTRUCTION

| Phase | Duration |
|-------------------|------------------------------|
| Pre-design | N/A |
| Design | November 2023 – June 2024 |
| Bid and Award | August 2024 – September 2024 |
| Construction | October 2024 – March 2025 |
| Post Construction | April 2025 – September 2025 |

TREES AND SHADE

The Project will have no impact on the existing shade and trees at Queen Anne Recreation Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of the following:

- Minor Alterations of Existing Public Structures: Demolition of one existing lightweight pole in the parking lot, removal of the overhead line that will be placed underground, replacement of ten existing lighting fixtures with Light Emitting Diode (LED) light fixtures and replacement of the tennis courts, basketball courts and infield light fixtures.
- Replacement of Existing Structures where the New Structure will be Located on the Same Site as the Structure Replaced and Have Substantially the Same Purpose and Capacity: Replacement of one light pole in the basketball court and replacement of the infield light poles.
- Installation of New Accessory Structures to an Existing Park: Installation of a camera system and required conduit support system, new light poles in the parking lot, and new bleachers.

According to the parcel profile report retrieved on June 4, 2024, the construction of this Project is not in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal zone and while the Project is within a methane zone, there is no reasonable possibility that the proposed Project may expose park patrons to methane seepage. Therefore, there is no possibility that the proposed Project may have an 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 June 4, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at www.geotracker.waterboards.ca.gov) have no listed cases within 1,000

BOARD REPORT

PG. 5 NO. 24-169

feet of the Project area. It is not listed in the hazardous materials release sites pursuant to Government Code Section 65962.5. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is not in an area that would affect a historic or cultural monument.

Based on this information, RAP staff recommends that the Board determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Section 15302, and Section 15303 of California CEQA Guidelines and Article III, Section 1, Class 1(1), Class 1(11d), Class 1(12), Class 2, and Class 3(4) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon the Board's approval.

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 park improvements are anticipated to be funded by Deferred Maintenance or funding sources other than RAP's General Fund. The maintenance of the park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.