

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

JULY 18, 2017

Earvin “Magic” Johnson Park Master Plan: Phase 1A Implementation

On February 23, 2016, the Board of Supervisors (Board) adopted the Earvin “Magic” Johnson Park (Park) Master Plan (Master Plan) prepared by the Department of Parks and Recreation (DPR), which provides a sweeping vision for upgraded recreational, open space, and cultural amenities across the 126 acres of land located at 905 East El Segundo Boulevard in the unincorporated community of Willowbrook.

The first phase of the Master Plan includes redesigning up to 11 acres of the Park to include a new 20,000-square foot community events center, a 1,000-seat amphitheater, wedding pavilion, children’s play areas, splash pad, drought tolerant landscaping, and other low-impact design features intended to divert and clean water from the nearby flood control channel (Phase 1A).

In addition to approving the Master Plan on February 23, 2016, the Board also authorized the Community Development Commission (Commission) to work in collaboration with DPR to implement Phase 1A, which included overseeing an initial \$2,000,000 allocated for predevelopment services. A Funding Agreement, with an expiration date of February 23, 2020, was executed between the County of Los Angeles (County) and the Commission for these predevelopment services. On September 20, 2016 the Board awarded an architectural contract for up to \$1,356,898 to AHBE Landscape Architects to provide initial landscape design and other related services.

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Additional funding is now required to complete predevelopment service activities, including construction drawings, entitlement approvals, and bidding, leading up to the start of construction. Proposition A grant funds in an amount not to exceed \$22,023,000 are currently available to the Second Supervisorial District through the Los Angeles County Regional Park and Open Space District, comprised of both excess funds and grants reallocated from closed projects, to complete predevelopment services and partially fund construction costs. Additional funding will be required to fully fund Phase 1A construction costs.

To successfully implement Phase 1A, it is also critical that the Department of Public Works closely collaborate with DPR and the Commission to ensure that the appropriate water quality, conservation and recycling strategies are included.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT:

1. Find that the allocation and award of grant funds to the Earvin "Magic" Johnson Park Master Plan (Park Master Plan) Project are not subject to the California Environmental Quality Act (CEQA) in that the actions do not meet the definition of a project according to Sections 15060 (c)(3) and 15378 (b)(5) of the State CEQA Guidelines because the actions are administrative activities of governments that will not result in direct or indirect physical changes in the environment;
2. Allocate an amount not to exceed \$20,875,500 in Proposition A Excess Funds, available to the Second Supervisorial District pursuant to the Los Angeles County Safe Neighborhood Parks Proposition of 1996, to the Department of Parks and Recreation (DPR) for the Park Master Plan Project;
3. Approve Alternative and Revised Plans for Expenditure for DPR to fund the Park Master Plan Project in the following not-to-exceed amounts:

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- a. \$486,000 in Specified Funds originally allocated to DPR under Section (8), Subsection (a), Paragraph (2), Item (U) of the Los Angeles County Safe Neighborhood Parks Proposition of 1992 (1992 Proposition A) for improvements at Earvin "Magic" Johnson Park (2);
 - b. \$600,000 in Specified Funds originally allocated to DPR under Section (3), Subsection (a), Paragraph (1), Item (CC) of the Los Angeles County Safe Neighborhood Parks Proposition of 1996 (1996 Proposition A) for improvements at Earvin "Magic" Johnson Park (2);
 - c. \$19,250 in Specified Funds originally allocated to DPR under Section (3), Subsection (a), Paragraph (1), Item (ZZ) of the 1996 Proposition A for improvements at George Washington Carver Park (2); and
 - d. \$42,250 in Specified Funds originally allocated to DPR under Section (3), Subsection (b), Paragraph (2) of the 1996 Proposition A for acquisition of open space in Baldwin Hills (2); and
4. Authorize the Director of DPR, acting as the Director of the Regional Park and Open Space District (RPOSD), or his designee, to award a grant not to exceed \$22,023,000 when applicable conditions have been met, and to administer the grant as of the date of award and pursuant to guidelines in the Grants Procedural Guide; otherwise funds shall remain in the appropriate accounts; and allow advance payment of up to 90% of the allocated grant funds to DPR under specified conditions for the Park Master Plan Project.

I FURTHER MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that, for purposes of CEQA, that the actions to be taken by the Board of Supervisors (Board) as directed by this motion fit within the scope of the Park Master Plan previously adopted by the Board on February 23, 2016 and any impacts of these actions are addressed in the Final Environmental Impact Report for the Park Master Plan, also approved on February 23, 2016;

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2. Adopt a Resolution to submit an application to RPOSD for an amount not to exceed \$22,023,000 in Proposition A grant funds and for any future additional funding opportunities that will be available, and authorize the Director of DPR, or his designee, as agent of the County of Los Angeles, to accept funds, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, memoranda of unrecorded agreements, deed restrictions, amendments, payment requests and so forth, which may be necessary for the Park Master Plan Phase 1A Project (Phase 1A);
3. Authorize the Director of DPR, or his designee, to execute a new Funding Agreement with Community Development Commission (Commission), upon approval by County Counsel, for additional predevelopment services and construction activities for Phase 1A, that provides reimbursement requirements for the Proposition A grant funds not to exceed \$22,023,000, with an expiration date of June 30, 2021 to coincide with the project timeline of Phase 1A; and to amend such Funding Agreement to incorporate any future additional funds allocated by the County for Phase 1A;
4. Approve the attached appropriation adjustment to transfer an initial \$6,290,000 of the \$22,023,000 in Proposition A grant funds from DPR to the Commission for the completion of predevelopment services and the initiation of construction activities for Phase 1A;
5. Adopt a Youth Employment Plan for Phase 1A as required by RPOSD's Grants Procedural Guide; and
6. Direct the Director of the Department of Public Works to work collaboratively with the Director of DPR and the Executive Director of the Commission to explore the incorporation of appropriate water quality, conservation and recycling strategies that divert and clean water from the Flood Control District, consistent with the Department of Public Works and Flood Control District's planning efforts including the Lower Los Angeles River Enhanced Watershed Management Plan.

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I FURTHER MOVE THAT THE BOARD, ACTING AS THE BOARD OF COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:

1. Find that this transfer of additional funding to the Commission is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378(b)(5), because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment;
2. Authorize the Executive Director, or his designee to accept and incorporate the amount of \$6,290,000 into the Commission's Fiscal Year 2017-2018 approved budget, and to accept and incorporate any additional funds allocated by the County of Los Angeles for Phase 1A into the Commission's future year approved budgets;
3. Authorize the Executive Director, or his designee to execute a new Funding Agreement between the Commission and the County of Los Angeles, to effectuate the transfer of these funds; and
4. Authorize the Executive Director to negotiate and execute an amendment to the architectural contract with AHBE Landscape Architects, to increase the contract amount by up to \$2,720,000 for completion of construction documents, plan check submissions and corrections, and assistance during the bidding and construction administration phases.

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