

APPROVED

FEB 01 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-034

DATE February 01, 2024

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH HILLS COMMUNITY PARK – SYNTHETIC FIELD IMPROVEMENTS (PRJ21761) (PRJ21762) PROJECT – ALLOCATION OF ZONE CHANGE AND QUIMBY FEES – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, 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] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 2 OF CITY CEQA GUIDELINES

B. Aguirre	<u> </u>	M. Rudnick	<u> </u>
B. Jones	<u> </u>	for *C. Santo Domingo	<u>DF</u>
B. Jackson	<u> </u>	N. Williams	<u> </u>

General Manager

Approved X

Disapproved

Withdrawn

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the North Hills Community Park – Synthetic Field Improvements (PRJ21761) (PRJ21762) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP's) Chief Accounting Employee to transfer of Forty-Two Thousand, Nine Hundred Fifty Dollars (\$42,950.00) in Zone Change Fees from the Zone Change Fees Account No. 89440K-00 to the North Hills Community Park Account No. 89440K-NH;
3. Approve the allocation of Forty-Two Thousand, Nine Hundred Fifty Dollars (\$42,950.00) in Zone Change Fees from the North Hills Community Center Account No. 89440K-NH to the proposed Project;
4. Authorize the RAP's Chief Accounting Employee to transfer of One Hundred Eighteen Thousand, Two Hundred Twenty-Eight Dollars and Seventy-Seven Cents (\$118,228.77) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the North Hills Community Park Account No. 89460K-NH;

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5. Approve the allocation of One Hundred Eighteen Thousand, Two Hundred Twenty-Eight Dollars and Seventy-Seven Cents (\$118,228.77) in Quimby Fees from the North Hills Community Park Account No. 89460K-NH to the proposed Project;
6. Authorize RAP staff to commit from the following fund and work order numbers a maximum of One Hundred, Seventy-Six Thousand, Twenty-One Dollars and Twenty-Three Cents (\$176,021.23) in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT069684

7. Approve the Project to be bid and constructed through the RAP list of pre-qualified on-call contractors;
8. Approve the authorization of change orders as authorized under Board Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
9. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, 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] of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
10. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
11. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

North Hills Community Park is located at 8756 N. Parthenia in the east end of the North Hills Community of the City. This 4-acre property provides two synthetic soccer fields, parking lot, Community Center with staff office, restrooms and a Los Angeles Police Department stop. The property also offers parking, a play area, basketball courts, and benches for seating.

An estimated 11,320 residents live within a 1/2 mile of North Hills. Due to the facilities, features, programs and services it provides, North Hills Community Park meets the standards for a community park as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The scope of work of the proposed Project includes the following:

- 1) Removal of current cement soil
- 2) Regrading of field area.
- 3) Installation of new rock base and impermeable liner.
- 4) Reinstallation of synthetic turf and pad.

PROJECT FUNDING

Upon approval of this Report, the following funding actions will be authorized:

- Forty-Two Thousand, Nine Hundred Fifty Dollars (\$42,950.00) in Zone Change Fees can be transferred from the Zone Change Account No. 89440K-00 to the North Hills Community Park Account No. 89440K-NH and allocated to the proposed Project.
- Ninety-Three Thousand, Nine Hundred Thirty-Three Dollars and Sixty-Five Cents (\$118,228.77) in Quimby Fees can be transferred from the Quimby Account No. 89460K-00 to the North Hills Community Park Account No. 89460K-NH and allocated to the proposed Project.
- One Hundred, Seventy-Six Thousand, Twenty-One Dollars and Twenty-Three Cents (\$176,021.23) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Three Hundred, Thirty-Seven Thousand, Two Hundred Dollars (\$337,200.00), which will be the total budget for this Project, inclusive of the budget and contingency amounts set forth below.

These Quimby, Zone Change and Park Fees were collected within five (5) miles of North Hills Community Park, which is the standard distance for the commitment of Quimby, Zone Change, and Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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
Turf Construction	\$56,200.00

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$176,021.23	52%
Zone Change Fees	89440K-NH	\$42,950.00	13%
Quimby Fees	89460K-NH	\$118,228.77	35%
Total		\$337,200.00	100%

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. See below the anticipated schedule for the proposed Project:

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	January 2024 – February 2024
Construction	February 2024 – August 2024
Post Construction	August 2024 – December 2024

TREES AND SHADE

This Project will have no impact on the existing trees and shade at North Hills Community Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement 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.

According to the parcel profile report retrieved on January 17, 2024, this area does not reside in a liquefaction, methane or coastal zone so there is no reasonable possibility that the proposed Project may 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 January 17, 2024 the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They listed RB Case # 913430470, a leaking underground storage tank, within 1,000 feet of the Project area. The Regional Water Quality Control Board closed the case in 1998. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

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Based in this information, Rap staff recommends that the Board of Recreation and Park Commissioners' (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15302 of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The approval of this commitment of Quimby, Zone Change, and Park 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, Zone Change, and Park Fees or funding sources other than RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility. Future staffing and equipment cost demands for the new improvements will be requested through RAP's standard budget process.

This Report was prepared by Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.