

# APPROVED

OCT 06 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-169

DATE October 06, 2021

C.D. 12

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHATSWORTH PARK NORTH – OUTDOOR FIELD IMPROVEMENTS (W.O. #E170488F) (PRJ21513) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY AS THE STRUCTURE REPLACED] AND CLASS 4(1) [GRADING ON LAND WITH A SLOPE OF LESS THAN TEN PERCENT] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15302 AND 15304(a) OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	for	M. Rudnick	_____
H. Fujita	_____		* C. Santo Domingo	DF _____
J. Kim	_____		N. Williams	_____

  
 \_\_\_\_\_  
 General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the modification of the scope of work for the Chatsworth Park North – Outdoor Field Improvements (W.O. #E170488F) (PRJ21513) Project (Project) as set forth in this Report:
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order number, a maximum of Two Hundred Fifty Thousand Dollars (\$250,000.00) in Park Fees, for the Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001539
Park Fees	302/89/89718H	QP002207
Park Fees	302/89/89716H	QT073602
Park Fees	302/89/89716H	QT074478

3. Approve the proposed Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;

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4. 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;
5. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 [Replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced] and Class 4(1) [Grading on land with a slope of less than ten percent] of City CEQA Guidelines and Article 19, Sections 15302 and 15304(a) of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
6. 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,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Chatsworth Park North is located at 22300 Chatsworth Street in the Chatsworth community of the City. This 24.15-acre facility provides multipurpose fields, a basketball court, and a children's play area for the use of the local community. Approximately 613 City residents live within a one-half mile walking distance of Chatsworth Park North. Due to the facilities, features, programs, and services it provides, Chatsworth Park North meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

On February 18, 2021, the Board of Recreation and Park Commissioners (Board) approved the final plans for the proposed Project (Report No. 21-030). The proposed Project is a Proposition K – L.A. for Kids Program Competitive funded project. The Project's scope of work consists of replacing the existing irrigation system with a new irrigation system, re-configuring the baseball infields to standard dimensions, grading and reseeding of the outfields, adding new trees, replacing fence fabric, replacing some of the bleachers with new bleachers, and replacing the existing drinking fountain with a new drinking fountain.

The Department of Public Works, Bureau of Engineering (BOE) Architectural Division prepared the plans and specifications. As required by Proposition K, three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted. The first meeting took place on November 6, 2013 and the second and third meetings took place on December 23, 2013. The community, the LVNOC, and the Office of Council District 12 are in full support of the proposed Project.

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RAP staff has identified additional fencing, regrading and related ball field improvement work that is necessary at this site and that should be completed as a part of the overall proposed Project. The aforementioned additional improvements will require additional funding as requested in this Report.

### PROJECT FUNDING

Previously, the Project was awarded Five Hundred Ninety Thousand, Nine Hundred Eighty-Two Dollars (\$590,982.00) in Proposition K Funds.

Upon approval of this Report, Two Hundred Fifty Thousand Dollars (\$250,000.00) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Eight Hundred Forty Thousand, Nine Hundred Eighty-Two (\$840,982.00).

The anticipated pre-qualified on-call contracts will be for Park Facility Construction. The budget contingency for the Park Facility Construction contracts will be One Hundred Six Thousand Dollars (\$106,000.00).

These Park Fees were collected within five (5) miles of Chatsworth Park North, which is the standard distance for the allocation of Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

### FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Proposition K –Year 13	43K/10/10F865	\$7,283.00	1%
Proposition K –Year 14	43K/10/10H865	\$20,000.00	2%
Proposition K –Year 15	43K/10/10J865	\$221,000.00	26%
Proposition K –Year 16	43K/10/10RPBL	\$342,699.00	41%
Park Fees	302/89/89716H	\$60,751.02	7%
Park Fees	302/89/89718H	\$189,248.98	23%
<b>Total</b>		<b>\$840,982.00</b>	<b>100%</b>

### PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified and construction of the proposed Project will begin in Winter 2021.

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### TREES AND SHADE

Per Report No. 21-030, no trees were proposed to be removed as a part of the proposed Project. The proposed trees to be planted are ten (10) 24" box Tipuana Tipu trees and three (3) 24" box Pistacia Chinensis trees. The new canopy provided by these trees after five (5) years is expected to be 14,000 sf.

### ENVIRONMENTAL IMPACT

The proposed Project includes items that are additional to the project the Board approved on February 18, 2021 (Report 21-030) and consists of replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure replaced and grading on land with a slope of less than ten percent (10%). As such, RAP staff recommends that the Board determines that it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 2 and Class 4(1) of City CEQA Guidelines and Article 19, Sections 15302 and 15304(a) of California CEQA Guidelines. RAP staff will file an NOE with the Los Angeles County Clerk upon the Board's approval.

### FISCAL IMPACT

The approval of this commitment of 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 Proposition K, 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 no overall impact to existing maintenance service at this facility.

### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** Improvements to the ballfields will enhance the park users' experience.

This report was prepared by Meghan Luera, Management Analyst, Planning, Maintenance and Construction Branch.