

APPROVED

FEB 01 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-031

DATE February 01, 2024

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LANARK RECREATION CENTER – SYNTHETIC FIELD REPLACEMENT (PRJ21756) (PRJ21757) PROJECT – ALLOCATION OF ZONE CHANGE AND QUIMBY FEES – COMMITMENT OF PARK FEES – DECOMMITMENT 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 _____ M. Rudnick _____
B. Jones _____ for *C. Santo Domingo DF
B. Jackson _____ N. Williams _____

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Lanark Recreation Center – Synthetic Field Replacement (PRJ21756) (PRJ21757) 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 Forty-Three Thousand, Three Hundred Eighty-Six Dollars (\$43,386.00) in Zone Change Fees from the Zone Change Fees Account No. 89440K-00 to the Lanark Recreation Center Account No. 89440K-LA;
3. Approve the allocation of Forty-Three Thousand, Three Hundred Eighty-Six Dollars (\$43,386.00) in Zone Change Fees from the Lanark Recreation Account No. 89440K-LA to the proposed Project;
4. Authorize RAP's Chief Accounting Employee to transfer of Ninety-Three Thousand, Nine Hundred Thirty-Three Dollars and Sixty-Five Cents (\$93,933.65) in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the Lanark Recreation Center Account No. 89460K-LA;

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5. Approve the allocation of Ninety-Three Thousand, Nine Hundred Thirty-Three Dollars and Sixty-Five Cents (\$93,933.65) in Quimby Fees from the Lanark Recreation Account No. 89460K-LA to the proposed Project;
6. Authorize RAP staff to decommit from the following fund and work order numbers listed below, a maximum of Four Hundred Ninety-Nine Thousand, Three Hundred Seventy Dollars and Nineteen Cents (\$499,370.19) in Park Fees from the Reseda Park – Outdoor Improvements (PRJ21605) Project:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP002114

7. Authorize RAP staff to commit from the following fund and work order numbers, as shown in Attachment 1, a maximum of Seven Hundred Twelve Thousand, Six Hundred Eighty Dollars and Thirty-Five Cents (\$712,680.35) in Park Fees for the proposed Project;
8. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
9. 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;
10. 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 RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
11. 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,
12. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Lanark Recreation Center is located at 21816 Lanark Street in the Canoga Park community of the City. This 19.20-acre facility includes a recreation center, swimming pool, multipurpose fields, tennis courts, a children's play area, picnic areas, and outdoor fitness equipment. Approximately 11,133 City residents live within a one half (½) mile walking distance of Lanark Recreation Center. Due to the facilities, features, programs, and services it provides, Lanark Park meets the standard 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) Demolish the existing soccer synthetic field.
- 2) Regrading of field area.
- 3) Installation of new synthetic field to match existing soccer layout.

PROJECT FUNDING

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

- Forty-Three Thousand, Three Hundred Eighty-Six Dollars (\$43,386.00) in Zone Change Fees can be transferred from the Zone Change Account No. 89440K-00 to the Lanark Recreation Center Account No. 89440K-LA and allocated to the proposed Project.
- Ninety-Three Thousand, Nine Hundred Thirty-Three Dollars and Sixty-Five Cents (\$93,933.65) in Quimby Fees can be transferred from the Quimby Account No. 89460K-00 to the Lanark Recreation Center Account No. 89460K-LA and allocated to the proposed Project.
- Four Hundred Ninety-Nine Thousand, Three Hundred Seventy Dollars and Nineteen Cents (\$499,370.19) in Park Fees can be decommitted from the Reseda Park – Outdoor Park Improvements (PRJ21605) Project in order to be made available for the proposed Project. The Board of Recreation and Park Commissioners (Board) previously approved a commitment of Three Million Dollars (\$3,000,000.00) in Park Fees for the Reseda Park – Outdoor Park Improvements (PRJ21605) Project (Reseda Park Improvements), as described in Report No. 22-090. The Reseda Park Improvements are currently in the Predesign phase and not anticipated to begin construction in the near future. The proposed Project is a high priority for RAP, and requires that funds be decommitted from the Reseda Park Improvements. In the future, RAP staff will identify additional funding for the Reseda Park Improvements to cover any identified shortfalls prior to the start of construction.
- Seven Hundred Twelve Thousand, Six Hundred Eighty Dollars and Thirty-Five Cents (\$712,680.35) in Park Fees can be committed to the proposed Project.

The total amount of funding available for the proposed Project is Eight Hundred and Fifty Thousand Dollars (\$850,000.00), 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 Lanark Park, which is the standard distance for the allocation and commitment of Quimby, Zone Change, and Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

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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	\$25,000.00

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$152,441.09	18%
Park Fees	302/89/89718H	\$560,239.26	66%
Zone Change Fees	89440K-LA	\$43,386.00	5%
Quimby Fees	89460K-LA	\$93,933.65	11%
Total		\$850,000.00	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	November 2023– January 2024
Construction	January 2024 – July 2024
Post Construction	July 2024 – December 2024

TREES AND SHADE

This Project will have no impact on the existing trees and shade at Lanark Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of 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.

According to the parcel profile report retrieved January 12, 2024, this area resides in a liquefaction zone. The construction of this Project will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic 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 24, 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

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RB Case # 913040652 and RB Case # 1091 near the Project area (within 1,000 feet). The former is a leaking underground storage tank (LUST), the latter is a cleaner. The Regional Water Quality Control Board closed the LUST case in 1997. The cleaner is being remediated. The contaminated plume is limited to the area immediately adjacent to the building and does not pose any threat to the proposed Project or its users. 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.

Based in 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 15302 of California CEQA Guidelines 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 allocation and 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.

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: The replacement of the synthetic field at Lanark Park will enhance the enjoyment and safety of residents using the field.

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

LIST OF ATTACHMENTS

- 1) Attachment 1 – Work Order List

LANARK RECREATION CENTER – SYNTHETIC FIELD REPLACEMENT
(PRJ21756) (PRJ21757) PROJECT WORK ORDER LIST

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP002114
Park Fees	89716H	QT073177
Park Fees	89718H	QZ143561
Park Fees	89718H	QP000511
Park Fees	89718H	QP000361
Park Fees	89716H	QM064864
Park Fees	89718H	QP001339
Park Fees	89718H	QP001820
Park Fees	89718H	QP002114
Park Fees	89718H	QP001731
Park Fees	89716H	QM184978
Park Fees	89716H	QM195473
Park Fees	89718H	QP002354
Park Fees	89718H	QP002762
Park Fees	89718H	QP002566
Park Fees	89716H	QM170649
Park Fees	89718H	QP002807
Park Fees	89718H	QP003210
Park Fees	89718H	QP002920
Park Fees	89718H	QP003056
Park Fees	89718H	QP003269
Park Fees	89718H	QP003645
Park Fees	89716H	QT082646
Park Fees	89716H	QM152207
Park Fees	89716H	QM153686
Park Fees	89716H	QM151243
Park Fees	89716H	QT073315
Park Fees	89718H	QP000406
Park Fees	89718H	QP000347
Park Fees	89718H	QP000346
Park Fees	89718H	QP000504
Park Fees	89716H	QM047502
Park Fees	89716H	QM068323
Park Fees	89718H	QZ141117
Park Fees	89716H	QT074222
Park Fees	89716H	QT074583
Park Fees	89718H	QP001263
Park Fees	89718H	QP001611
Park Fees	89718H	QP000999
Park Fees	89718H	QP001096
Park Fees	89718H	QP001438
Park Fees	89718H	QP002018

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP001638
Park Fees	89718H	QP002089
Park Fees	89716H	QM072243
Park Fees	89716H	QM180939
Park Fees	89718H	QP002560
Park Fees	89718H	QP002746
Park Fees	89718H	QP002690
Park Fees	89718H	QP002466
Park Fees	89718H	QP002623
Park Fees	89718H	QP002594
Park Fees	89718H	QP002575
Park Fees	89718H	QP002337
Park Fees	89718H	QP002326
Park Fees	89718H	QP002694
Park Fees	89718H	QP002434
Park Fees	89718H	QP002897
Park Fees	89716H	QM197185
Park Fees	89716H	QT054437
Park Fees	89716H	QT061530
Park Fees	89716H	QT082210
Park Fees	89718H	QP003280
Park Fees	89718H	QP002975
Park Fees	89718H	QP003069
Park Fees	89718H	QP003372
Park Fees	89718H	QP003238
Park Fees	89718H	QP003196
Park Fees	89718H	QP003676
Park Fees	89718H	QP003669