

# APPROVED

3 - 1 - 2017

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-051

DATE March 1, 2017

C.D. 12

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHATSWORTH PARK SOUTH - REHABILITATION (PRJ20361)  
(W.O. #E170331F) PROJECT - ALLOCATION OF QUIMBY FEE INTEREST

AP Diaz	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>C&amp;D</u>	N. Williams	_____
H. Fujita	_____		



General Manager

Approved

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to transfer Five Hundred Thousand Dollars (\$500,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 to the Chatsworth Park South Account No. 89460K-CT ;
2. Approve the allocation of Five Hundred Thousand Dollars (\$500,000.00) in Quimby Fee Interest from Chatsworth Park South Account No. 89460K-CT for the Chatsworth Park South - Rehabilitation (PRJ20361) Project;
3. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Chatsworth Park South is located at 22360 Devonshire Street in the Chatsworth area of the City. This 73.07 acre park provides a variety of services and amenities to the community, including a recreation center, play area, and outdoor open space. Additionally, the Minnie Hill Palmer House / Homestead Acre, City of Los Angeles Historic-Cultural Monument #113, is located at this site. Approximately Six Hundred Seventy Four (674) residents live within a one-half (1/2) mile walking distance of Chatsworth Park South. Due to the facilities, features, programs, and services it provides, Central Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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### PROJECT SCOPE

On February 14, 2008, Chatsworth Park South was closed to the public due to suspected lead and other contaminants from a former skeet and trap firing range that was part of the park property prior to the acquisition by the RAP in 1966. On June 5, 2013, the Board of Recreation and Park Commissioners (Board) approved the Chatsworth Park South Remedial Action Plan (Report No. 13-155). On July 9, 2014, the Board approved the final engineering design plans for the capping alternative of the Chatsworth Park South Remedial Action Plan (Report No. 14-192). On November 19, 2014, the Board approved the revised final plans and specifications for the Chatsworth Park South-Rehabilitation Project (PRJ20361) (W.O.#E170331F) (Report No. 14-286). On June 18, 2015, the Board of Recreation and Park Commissioners awarded Contract No. 3528 to American Integrated Services, Inc. (Report No. 15-141), in the amount of Six Million, Two Hundred Ninety-Five Thousand Dollars (\$6,295,000.00) for the Chatsworth Park South – Rehabilitation (PRJ20361) (W.O.#E170331F) Project.

The scope of work for the Chatsworth Park South – Rehabilitation (PRJ20361) (W.O.#E170331F) Project is the remediation of the lead contamination and redevelopment of the park and recreational amenities on approximately 21 acre remediation area of the park. The remediation includes the demolition of the existing hardscapes and irrigation systems; grubbing of the existing terrain and removal of tree stumps; removal of lead pellets and surface soil within one (1) inch to three (3) inches of existing terrain by vacuum and handpicking in the rocky outcropping of the remedial area; and grading and construction of a one (1) foot engineered remedial cap, four (4) detention basins, and interconnecting bio-swales; construction of outdoor park improvements including decomposed granite walking paths, metal barrier gates, concrete curbs, asphalt paving, drinking fountains; relocation of security camera pole; removal and replacement of wood deck bridge; relocation of traffic signage; parking lot improvements; perimeter fencing; and landscaping and irrigation.

RAP's staff had determined that additional project contingency funding for the Chatsworth Park South – Rehabilitation (PRJ20361) (W.O.#E170331F) Project may be necessary.

RAP's staff estimates the necessary additional contingency funding will be approximately Five Hundred Thousand Dollars (\$500,000.00).

### PROJECT FUNDING

Upon approval of this report, Five Hundred Thousand Dollars (\$500,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 can be transferred to the Chatsworth Park South Account No. 89460K-CT and allocated to Chatsworth Park South – Rehabilitation (PRJ20361) Project.

The total funding available for the Chatsworth Park South – Rehabilitation (PRJ20361) Project would be Nine Million Seventy-One Thousand Eight Hundred Eighty-Three Dollars (\$9,071,883.00).

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Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
RAP Funds	205/88/88LMC1	\$3,000,000.00	33%
Sites and Facilities	209/88/88LAB7	\$2,000,000.00	22%
Prop K FY 2012-13	43K/10/10J856	\$50,000.00	0.5%
Prop K FY 2013-14	43K/10/10K856	\$857,547.00	9.4%
Prop K FY 2013-14	43L/10/10K856	\$201,431.00	2.2%
Prop K FY 2014-15	43K/10/10L856	\$106,027.00	1.2%
CIEP FY 2013-14	100/54/00K757	\$1,428,081.00	15.7%
CIEP FY 2014-15	100/54/00L757	\$400,000.00	4.4%
CIEP FY 2014-15	100/54/00L100	\$471,919.00	5.2%
RAP Deferred Maintenance	302/89/89704H	\$56,878.00	0.6%
Quimby Interest	302/89/89460K-CT	\$500,000.00	5.5%
<b>Total</b>		<b>\$9,071,883.00</b>	<b>100%</b>

PROJECT CONSTRUCTION

Construction of the Chatsworth Park South – Rehabilitation (PRJ20361) Project started on April 4, 2016 and is currently 90% complete

ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that the subject project was previously evaluated for environmental impacts (Board Report No. 13-155) in accordance with California Environmental Quality Act (CEQA). A Mitigated Negative Declaration along with a Mitigation Monitoring and Reporting Plan were adopted on June 5, 2013. A Notice of Determination was filed with the Los Angeles County Clerk on June 6, 2013. No additional CEQA documentation is required.

FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby Fees will have no fiscal impact and the estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the RAP's General fund.

The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance services.

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This Report was prepared by Darryl Ford, Senior Management Analyst I, Planning, Maintenance and Construction Branch.