

APPROVED

Nov 07 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-230

DATE November 07, 2024

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: KNAPP RANCH PARK – TENNIS COURTS REFURBISHMENTS (PRJ21812) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301 [OPERATION, REPAIR, MAINTENANCE, PERMITTING, LEASING, LICENSING, OR MINOR ALTERATION OF EXISTING PUBLIC OR PRIVATE STRUCTURES, FACILITIES, MECHANICAL EQUIPMENT, OR TOPOGRAPHICAL FEATURES, INVOLVING NEGLIGIBLE OR NO EXPANSION OF EXISTING OR FORMER USE] AND SECTION 15302 [REPLACEMENT OF A STRUCTURE WITH THE SAME FUNCTION, LOCATION AND CAPACITY OF THE STRUCTURE REPLACED], OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1, AND CLASS 2 OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for *C. Santo Domingo DF
C. Stoneham _____ N. Williams _____

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Knapp Ranch Park – Tennis Court Refurbishments (PRJ21812) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of \$163,478.16 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	QT073427
Park Fees	302/89/89716H	QM153686

3. Approve the Project to be bid and constructed through the 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 Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 [Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use], and Section 15302 [Replacement of a structure with the same function, location and capacity of the structure replaced], of California CEQA Guidelines and Article III, Section 1, Class 1, and Class 2 of City CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;
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

Knapp Ranch Park is located at 25000 Kittredge Street in the West Hills community of the City. This 69.1-acre park provides basketball courts, tennis courts, baseball fields, a children's play structure, picnic tables, a restroom building, walking paths, and a parking lot for the surrounding community. Due to the facilities, features, and programs, and services it provides, Knapp Ranch Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

The scope of work of the proposed Project consists of the following improvements to the tennis courts:

- Clean and chase cracks.
- Fill and repair any cracks, and any necessary concrete damage.
- Apply new acrylics per product specifications.
- Repair minor concrete damage outside perimeter fence on cracks and spalls.
- Install new tennis nets and hardware.
- Remove and install new wind screens on all 4 courts fence perimeter (except the west side which shall remain open for viewing), per City specifications.

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PROJECT FUNDING

Upon approval of this Report, \$163,478.16 in Park Fees can be committed to the proposed Project, which is the total budget including the budget contingency amount set forth below.

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
Park Facility Construction	\$27,000.00

The Park Fees were collected within five miles of Knapp Ranch Park, which is the standard distance for the commitment of Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33.E.3.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$163,478.16	100%
Total		\$163,478.16	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	November 2024 – December 2024
Construction	January 2024 – March 2024
Post Construction	April 2025 – September 2025

TREES AND SHADE

The proposed Project will have no impact on the existing trees and shade at Knapp Ranch Park.

ENVIRONMENTAL IMPACT

The proposed Project consists of (i) repairs and maintenance of existing public structures and facilities, and (ii) replacement of a structure with the same function, location and capacity of the structure replaced.

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According to the parcel profile report retrieved on October 9, 2024, the proposed Project is not in a liquefaction zone. This site is not within a coastal or methane zone, so there is no reasonable possibility that the proposed Project may impact 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 October 9, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at www.geotracker.waterboards.ca.gov) have no listed the site or sites within 1,000 feet of the Project area. According to the Caltrans Scenic Highway Map, there is no scenic highway located within the vicinity of the proposed Project or within its site. The proposed Project is not in an area that would affect a historic or cultural monument.

Based on this information, 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 15301, and Section 15302 of California CEQA Guidelines and Article III, Section 1, Class 1 and Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research 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 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.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.