

# APPROVED

Oct 17 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 24-214

**DATE** October 17, 2024

**C.D.** 12

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** CHATSWORTH OAKS PARK – PLAYGROUND REPLACEMENT (PRJ21595) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(c) [SMALL ALTERATION TO STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES], SECTION 15302 [REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES OR FACILITIES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AS THE STRUCTURE REPLACED AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY], SECTION 15303(e) [INSTALLATION OF ACCESSORY (APPURTENANT) STRUCTURES] AND SECTION 15311(A) [INSTALLATION OF ON-PREMISE SIGNS] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(3), CLASS 2, CLASS 3(6) AND CLASS 11(1) OF CITY CEQA GUIDELINES

|             |                   |                      |                   |
|-------------|-------------------|----------------------|-------------------|
| B. Aguirre  | <u>          </u> | M. Rudnick           | <u>          </u> |
| B. Jones    | <u>          </u> | for C. Santo Domingo | <u>DF</u>         |
| C. Stoneham | <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Approved   X                        Disapproved                                 Withdrawn           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 Chatsworth Oaks Park – Playground Replacement (PRJ21595) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. 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;
4. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(c) [Small alteration to streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities], Section 15302 [Replacement or reconstruction of existing structures or facilities where the new structure will be located on the same site as the structure replaced and have substantially the same purpose and capacity], Section 15303(e) [Installation of

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accessory (appurtenant) structures] and Section 15311(a) [Installation of on-premise signs] of California CEQA Guidelines and Article III, Section 1, Class 1(3), Class 2, Class 3(6) and Class 11(1) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;

5. 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,
6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

In 2016, Los Angeles County (County) voters approved Measure A, which provides the City of Los Angeles formula-based annual allocations for capital improvement projects under Community-based Park Investment Program (Category 1) and Neighborhood Parks, Healthy Communities, & Urban Greening Program (Category 2); competitive grants for capital improvement projects and recreational access programs under Natural Lands, Local Beaches, Water Conservation and Protection (Category 3); Regional Recreation Facilities, Multi-use Trails and Accessibility (Category 4); and additional competitive grants for Youth and Veteran Job Training and Placement (Category 5) as well as Implementation, Operations and Oversight Category. Additional annual allocations are available under a Maintenance and Servicing Program to offset Proposition A and Measure A funded capital projects. Funding through the Measure A grant program will be generated in perpetuity through the collection of a parcel tax. In October 2018, City Council designated the L.A. For Kids Steering Committee as the administering entity for Measure A with RAP serving as the Grant Administrator (Council File (C.F.) No. 18-0611).

On March 3, 2022, the Board of Recreation and Park Commissioners (Board) authorized the submission of 10 capital improvement project applications for Measure A funds to the County of Los Angeles Regional Park and Open Space District and acceptance of the grant funds upon award (Report No. 22-041). The Los Angeles City Council authorized the submittal of the Measure A grant applications and RAP to accept the awarded grant funds (CF # 22-0139).

### PROJECT SCOPE

Chatsworth Oaks Park is located at 9301 Valley Circle Blvd in the Chatsworth community of the City. This 2.90-acre park features a playground, picnic tables, drinking fountains, a large grass area, and a parking lot for the surrounding community. Due to the facilities, features, programs, and services it provides, Chatsworth Oaks Park meets the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

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

- Installation of new playground equipment for ages 5-12.

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- Installation of approximately 3,405 square feet of poured-in-place safety surfacing.
- Installation of new site amenities, including path of travel improvements, parking lot improvements, benches, trash receptacles, and signage.

PROJECT FUNDING

A total of \$770,000.00 in Measure A funds were awarded to the proposed Project, which will be the total budget for this Project, inclusive of the budget and contingency amounts 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

| <b>On-Call Contract</b> | <b>Contingency Amount</b> |
|-------------------------|---------------------------|
| Playground Construction | \$106,630.00              |

FUNDING SOURCE MATRIX

| <b>Source</b>   | <b>Fund/Dept/Acct</b> | <b>Amount</b>       | <b>Percentage</b> |
|-----------------|-----------------------|---------------------|-------------------|
| Measure A Funds | 63T/89/89AHMB         | \$770,000.00        | 100%              |
| <b>Total</b>    |                       | <b>\$770,000.00</b> | 100%              |

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the proposed Project.

| <b>Phase</b>      | <b>Duration</b>              |
|-------------------|------------------------------|
| Predesign         | January 2022 – March 2024    |
| Design            | March 2024 – June 2024       |
| Bid and Award     | October 2024 – November 2024 |
| Construction      | November 2024 – May 2025     |
| Post Construction | May 2025 – November 2025     |

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of the following:

- improvements to the path of travel and to the parking lot to make them ADA compliant, which qualifies as small alteration to streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities;

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- installation of a playground to replace the existing structure and qualifies as a 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;
- installation of poured in place concrete safety surface, benches and trap receptacles which qualifies as installation of accessory (appurtenant) structures; and
- installation of new signs.

According to the parcel profile report retrieved on September 6, 2024, this area resides in a liquefaction zone, but 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 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 September 6, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov)) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site or any contaminated sites near the Project area (within 1,000 feet). 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, staff recommends that the Board determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(c), Section 15302, Section 15303(e) and Section 15311(a) of California CEQA Guidelines as well as to Article III, Section 1, Class 1(3), Class 2, Class 3(6) and Class 11(1) 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 Board's approval.

### FISCAL IMPACT

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Measure A funds 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.

### LIST OF ATTACHMENTS

- 1) Attachment 1 – Playground Renderings



**Chatsworth Oak Park Playground- Project 105839-01-Opt 4**  
**Chatsworth, CA**



**Chatsworth Oak Park Playground- Project 105839-01-Opt 4**  
**Chatsworth, CA**

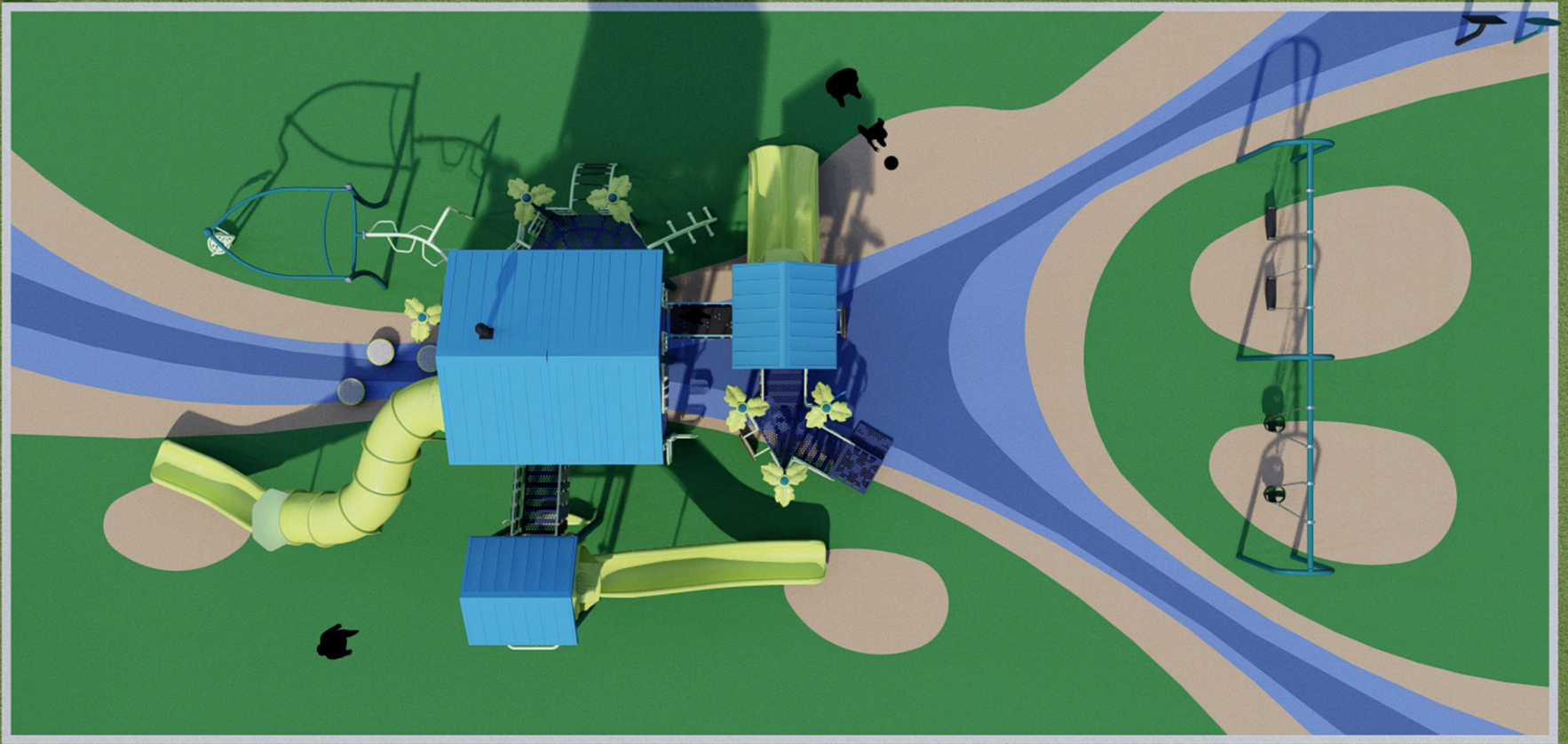


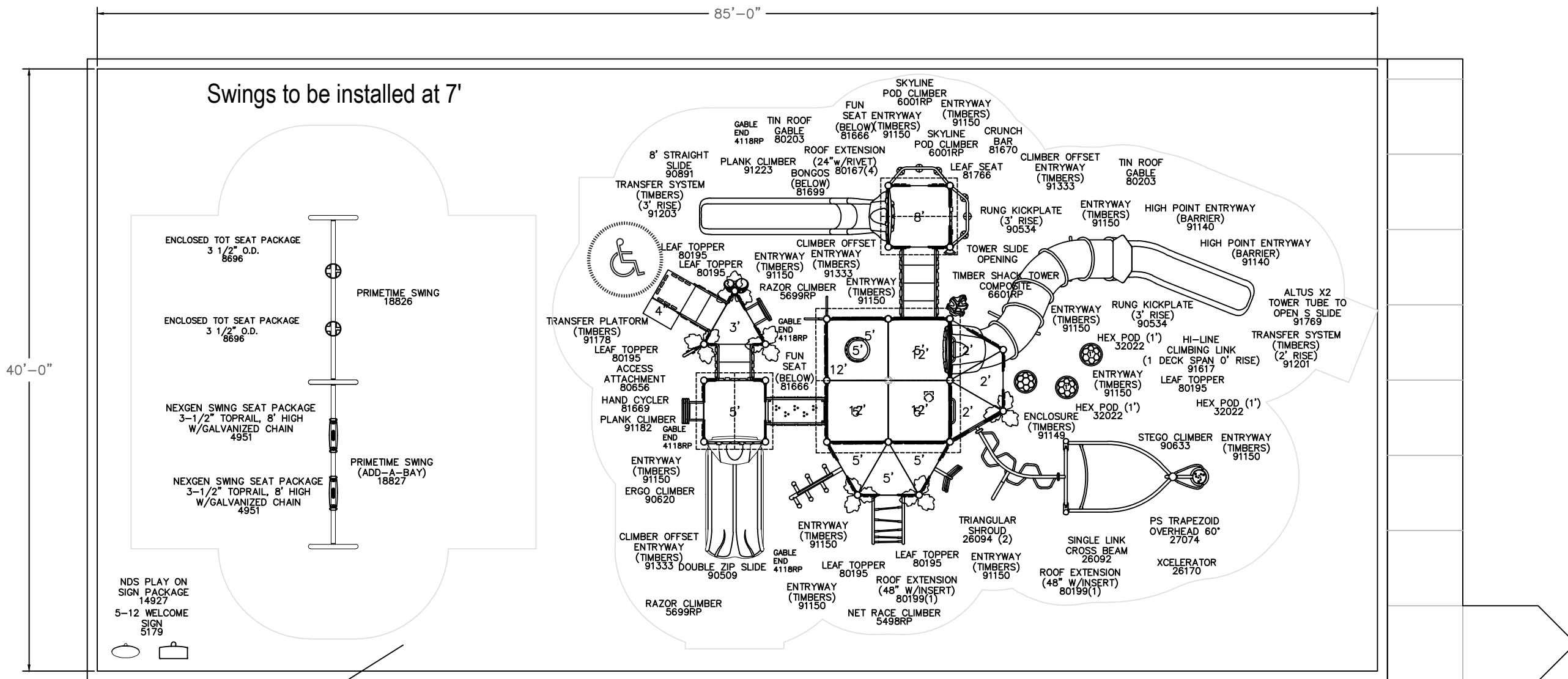
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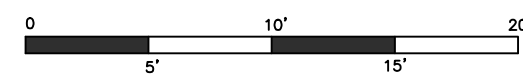


**Chatsworth Oak Park Playground- Project 105839-01-Opt 4**  
**Chatsworth, CA**





Area: Playground  
 SF: 3400  
 LF: 250



City of Los Angeles  
 Chatsworth Oak Park  
 Los Angeles, CA  
 Representative  
 Great Western Recreation

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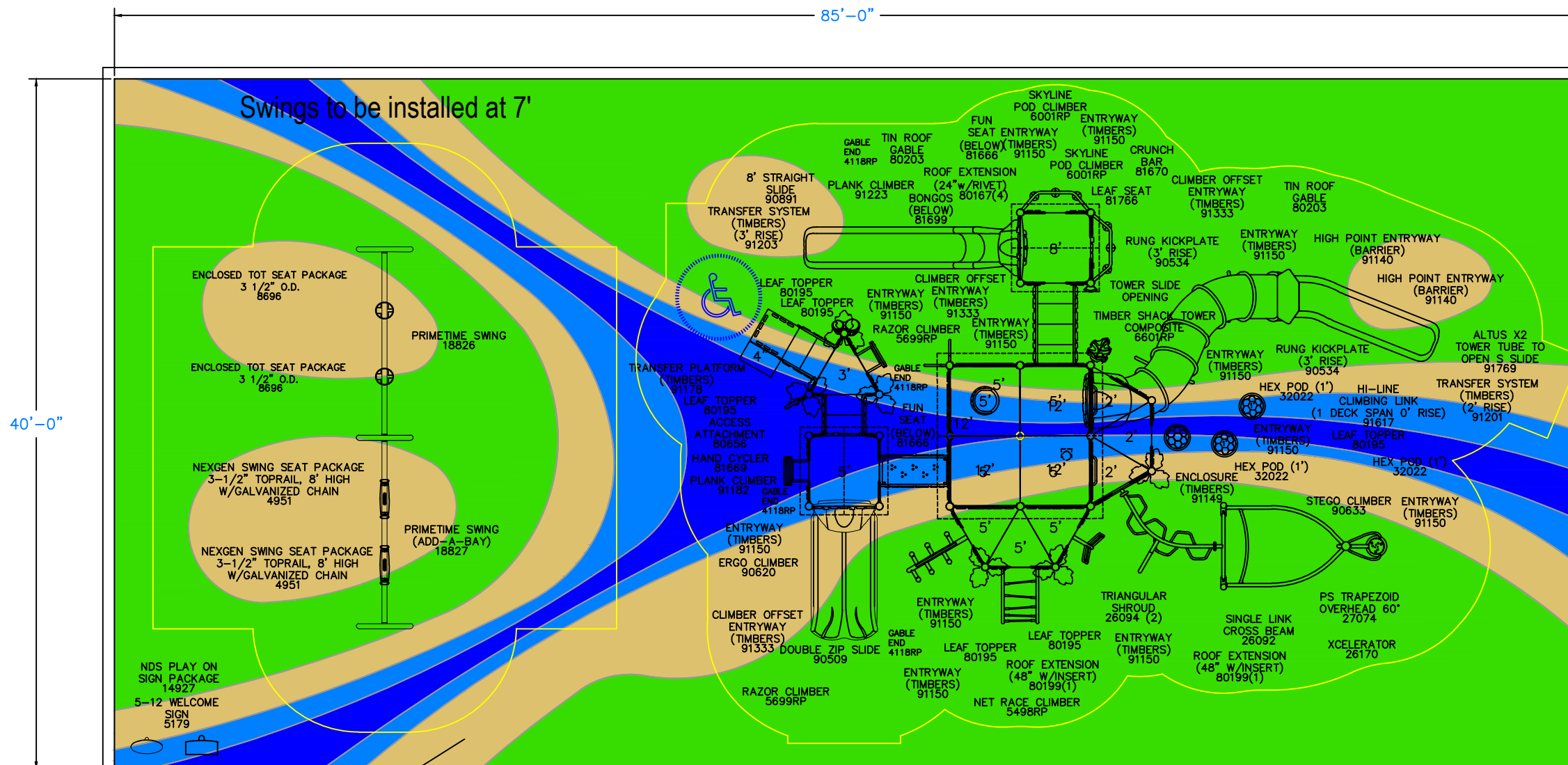
|   |    |          |   |
|---|----|----------|---|
| Total Elevated Play Components                    | 15 |          |   |
| Total Elevated Play Components Accessible By Ramp | -  | Required | - |
| Total Elevated Components Accessible By Transfer  | 11 | Required | 6 |
| Total Accessible Ground Level Components Shown    | 8  | Required | 5 |
| Total Different Types Of Ground Level Components  | 5  | Required | 3 |

This play equipment is recommended for children ages  
 5 - 12

Minimum Area Required:  
 -  
 Scale: -  
 This drawing can be scaled only when in an 18" x 24" format

**IMPORTANT:** Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By:  
 LP/BW  
 Date:  
 4/23/24  
 Drawing Name:  
 105839-01-Opt 4



Area: Playground  
 SF: 3400  
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