

APPROVED

APR 04 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-073

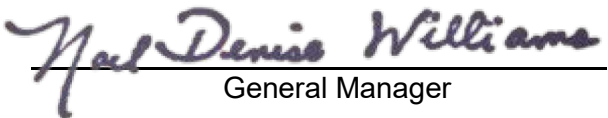
DATE April 04, 2024

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHEVY CHASE PARK – PLAYGROUND REPLACEMENT (PRJ21769) PROJECT – COMMITMENT 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 WILL 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	_____	*C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____


 General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Chevy Chase Park (PRJ21769) 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 listed in Attachment 1, a maximum of Eight Hundred Fifty Thousand, Seven Hundred Seven Dollars and Eighty-Three Cents (\$850,707.83) in Park Fees for the proposed Project;
3. Approve the proposed Project to be bid and constructed through the RAP's list of prequalified on-call contractors;
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 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 will have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines and direct staff to file a Notice of Exemption

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(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

Chevy Chase Park is located at 4165 Chevy Chase Drive in the Atwater Village community of the City. This 2.44-acre park includes a recreation center, two children’s play areas, basketball and handball courts, and picnic areas. Approximately 2,469 City residents live within a one half (1/2) mile walking distance of Chevy Chase Park. Due to the facilities, features, programs, and services it provides, Chevy Chase 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 includes the following:

- Replacement of the 2–5-year-old playground equipment and the 5–12-year-old playground equipment.

A rendering of the proposed Project has been attached as Attachment 2.

PROJECT FUNDING

Upon approval of this Report, Eight Hundred Fifty Thousand, Seven Hundred Seven Dollars and Eighty-Three Cents (\$850,707.83) in Park Fees can committed to the 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
Playground Construction	\$143,000.00

The Park Fees were collected within five (5) miles of Chevy Chase 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.

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89716H	\$356,909.01	42%
Park Fees	302/89/89718H	\$493,798.82	58%
Total		\$850,707.83	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	April 2024 – June 2024
Construction	July 2024 – September 2024
Post Construction	October 2024 – January 2025

TREES AND SHADE

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

The proposed new children’s playground includes an integrated shade topper.

ENVIRONMENTAL IMPACT

The proposed Project consists of replacement of an existing structure 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 on March 19, 2024, this site is not within a liquefaction, 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 March 19, 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, although they have listed two leaking underground storage tanks, RB Case # 912040052 and RB Case # 900390234, near the Project area (within 1,000 feet). The SWCB has closed both cases in 1998 and 1996, and they are not listed as a hazardous waste site under Government Code Section 65962.5. 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.

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Based in 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 15302 of California CEQA Guidelines as well as to Article III, Section 1, 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 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.

This Report was prepared by David Lee, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) ATTACHMENT 1 – List of Work Order Numbers
- 2) ATTACHMENT 2 – New Site Plan for Playground Replacement
- 3) ATTACHMENT 3 – Aerial View of Project Site

List of Work Orders for CHEVY CHASE PARK – PLAYGROUND REPLACEMENT (PRJ21769)
PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT073188
Park Fees	302/89/89716H	QT073709
Park Fees	302/89/89716H	QM133327
Park Fees	302/89/89718H	QP001714
Park Fees	302/89/89718H	QP001592
Park Fees	302/89/89718H	QP002121
Park Fees	302/89/89716H	QT074749
Park Fees	302/89/89718H	QP002660
Park Fees	302/89/89718H	QP002605
Park Fees	302/89/89718H	QP002870
Park Fees	302/89/89718H	QP003296
Park Fees	302/89/89718H	QP003354
Park Fees	302/89/89716H	QT082058
Park Fees	302/89/89718H	QP000765
Park Fees	302/89/89718H	QP000642
Park Fees	302/89/89718H	QP001034
Park Fees	302/89/89718H	QP002191
Park Fees	302/89/89718H	QP001911
Park Fees	302/89/89718H	QP001793
Park Fees	302/89/89716H	QT067577
Park Fees	302/89/89718H	QP001278
Park Fees	302/89/89716H	QM150569
Park Fees	302/89/89718H	QP002768
Park Fees	302/89/89718H	QP002426
Park Fees	302/89/89718H	QP002372
Park Fees	302/89/89718H	QP002367
Park Fees	302/89/89718H	QP000845
Park Fees	302/89/89718H	QP002454
Park Fees	302/89/89718H	QP002188
Park Fees	302/89/89718H	QP002749
Park Fees	302/89/89718H	QP002686
Park Fees	302/89/89718H	QP002430
Park Fees	302/89/89716H	QT074109

**Chevy Chase Rec Center-Project 111412-01-Opt 1
Los Angeles, CA**



**Chevy Chase Rec Center-Project 111412-01-Opt 1
Los Angeles, CA**



A STRONG FOUNDATION IN PLAY FOR OVER 50 YEARS

P: (435) 245-5055 / F: 435 245-5057 Nate@gwpark.com



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Los Angeles, CA



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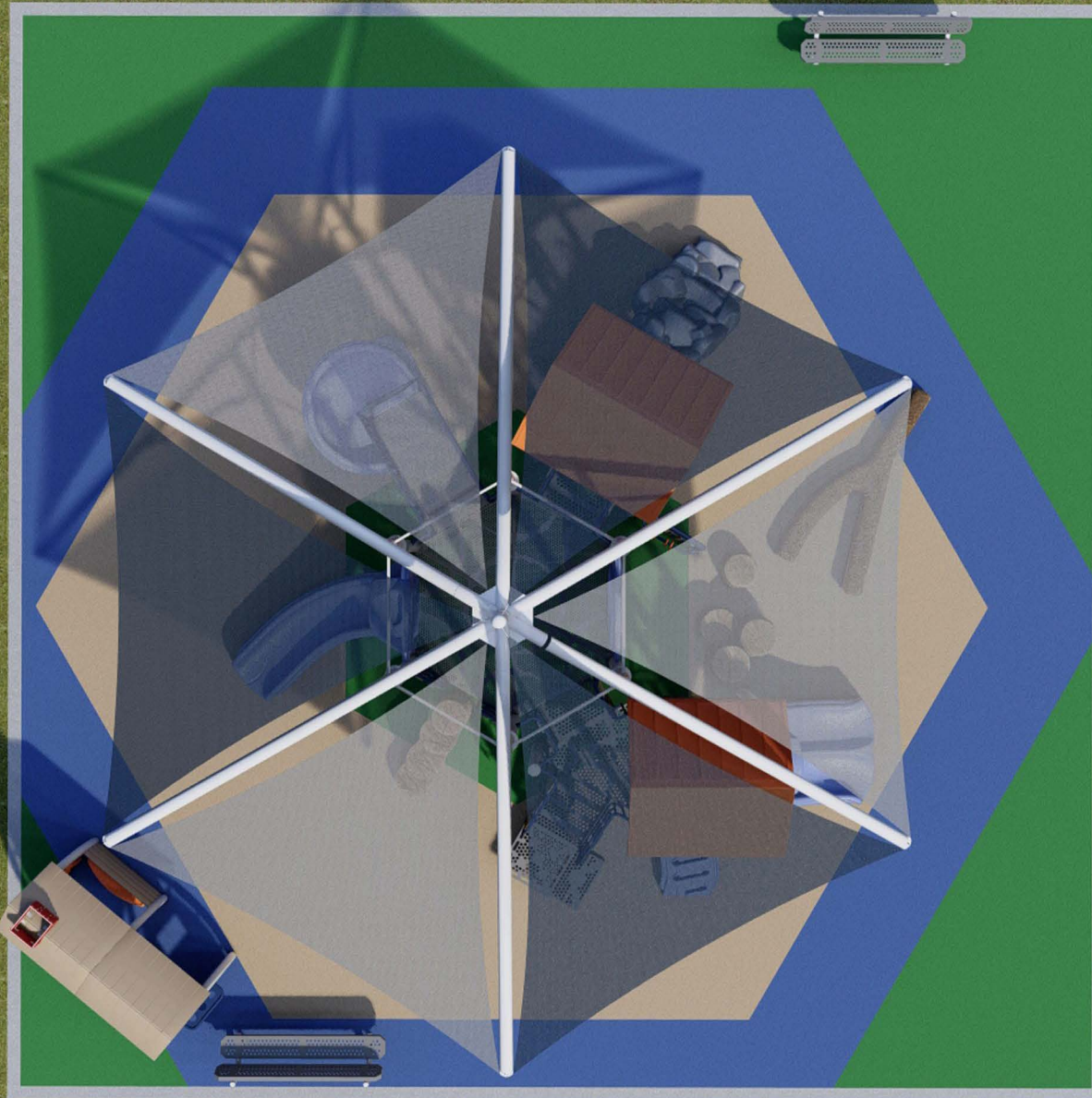
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