

BOARD REPORTNO. 25-211DATE December 18, 2025C.D. 12**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: CHATSWORTH PARK SOUTH – ROOFING IMPROVEMENTS (PRJ21808) PROJECT – COMMITMENT OF SUPPLEMENTAL PARK FEES – MODIFICATION OF THE SCOPE OF WORK – 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 AND CLASS 2(6) OF CITY CEQA GUIDELINES

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



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the modification of the scope of work and the total budget of the Chatsworth Park South – Roofing Improvements (PRJ21808) Project (Project), as described in the Summary of this Report;
2. Authorize Department of Recreation and Parks (RAP) staff to commit from the fund and work order numbers listed in Attachment 1, a maximum of \$628,403.25 in Park Fees for Project;
3. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified 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

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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 and Class 2(6) of City CEQA Guidelines, and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;

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

Chatsworth Park South is located at 22360 Devonshire Street in the Chatsworth community 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 No. 113, is located at this site. Due to the facilities, features, programs, and services it provides, Chatsworth Park South Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

PROJECT SCOPE

On November 7, 2024, the Board of Recreation and Park Commissioners (Board) approved the following scope of work for the replacement of roof of the recreation center building (Report No. 24-225). RAP staff has determined that additional funding is required to complete the additional scope of work for the replacement of the HVAC system of the recreation center building.

PROJECT FUNDING

Previously, the Board approved scope of work and total budget of \$640,946.96 for the Chatsworth Park South – Roofing Improvements Project (PRJ21808) (Report No. 24-225). Upon approval of this Report, an additional \$628,403.25 in Park Fees can be committed to the Project.

The total amount of funding available for the Project including the supplemental Park Fees is \$1,269,350.21, which is the total budget of the Project inclusive of 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
Roof Construction	\$128,000.00
HVAC Construction	\$25,000.00

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The Park Fees were collected within five miles of Chatsworth Park South, 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	\$658,617.87	52%
Park Fees	302/89/89718H	\$610,732.34	48%
Total		\$1,269,350.21	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	July 2024 – January 2026
Construction	November 2024 – August 2026
Post-Construction	September 2026 – February 2027

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of the update of a project approved by the Board on November 7, 2024. At the time, the Board determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA). However, the project has changed and requires a new CEQA determination. The updated Project involves replacement of existing structures where the new structures will be located on the same site as the structures replaced and have substantially the same purpose and capacity.

According to the parcel profile report retrieved on November 12, 2025, 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 November 12, 2025, the State Department of Toxic Substances Control

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(DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have listed the Project site as voluntary cleanup N. 60000893. Chatsworth Park South used to be a clay-pigeons shooting range. When the shooting range was closed, the site remained contaminated by clay rubble and lead pellets. RAP entered in a voluntary cleanup agreement with the Department of Toxic Substances Control (DTSC), proceeded to characterize the extension of the contamination and implemented a Remedial Action Plan (Plan). The plan consisted of capping the contamination with clean soil, removal of contaminant from scrub brush areas and preservation of heritage trees. The Recreation Center is located within the Plan area; it was protected in place during the site's remediation. The proposed Project does not include any excavation, racking, drilling or earth movement, so the proposed Project will not affect the remediated area. According to the Caltrans Scenic Highway Map, there is no scenic highway located within the vicinity or adjacent to the Project site. The Project site is located in proximity of Minnie Hill Palmer House, a City of Los Angeles Historic Cultural Monument (HCM #133), listed on the National Register of Historic Places with # 79000480, but the Project will have no effect on the historical significance of this historic resource.

Based on this information, RAP staff recommends that the Board determines that it is categorically exempt from the provisions of CEQA pursuant to Article 19, Section 15302 of California CEQA Guidelines as well as to Article III, Section 1, Class 2 and Class 2(6) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation 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 park improvements are anticipated to be funded by Park Fees or funding sources other than RAP's General Fund. The maintenance of the park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

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

LIST OF ATTACHMENTS

- 1) Attachment 1 - Work Order Numbers

LIST OF WORK ORDERS FOR
CHATS WORTH PARK SOUTH – ROOFING IMPROVEMENTS
(PRJ21808) PROJECT

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89716H	QT054240
Park Fees	302/89/89716H	QT073602
Park Fees	302/89/89718H	QP001539
Park Fees	302/89/89718H	QP002207
Park Fees	302/89/89716H	QT074478
Park Fees	302/89/89718H	QP002957
Park Fees	302/89/89718H	QP002874
Park Fees	302/89/89718H	QP003887
Park Fees	302/89/89716H	QT083416
Park Fees	302/89/89718H	QP005163
Park Fees	302/89/89718H	QP005243
Park Fees	302/89/89716H	QM163567
Park Fees	302/89/89716H	QT063625
Park Fees	302/89/89716H	QT073714
Park Fees	302/89/89716H	QT073814
Park Fees	302/89/89716H	QT077107
Park Fees	302/89/89718H	QP000447
Park Fees	302/89/89716H	QM130586
Park Fees	302/89/89718H	QP000989
Park Fees	302/89/89716H	QT050791
Park Fees	302/89/89718H	QP002580
Park Fees	302/89/89718H	QP002676
Park Fees	302/89/89718H	QP003467
Park Fees	302/89/89718H	QP002959
Park Fees	302/89/89716H	QM191802
Park Fees	302/89/89718H	QP003791
Park Fees	302/89/89718H	QP003932
Park Fees	302/89/89718H	QP003801
Park Fees	302/89/89718H	QP003574
Park Fees	302/89/89718H	QP003968
Park Fees	302/89/89718H	QP003990
Park Fees	302/89/89716H	QM213949
Park Fees	302/89/89718H	QP004954
Park Fees	302/89/89718H	QP005128
Park Fees	302/89/89718H	QP005006
Park Fees	302/89/89718H	QP004881
Park Fees	302/89/89718H	QP005042
Park Fees	302/89/89718H	QP005226
Park Fees	302/89/89718H	QP005192
Park Fees	302/89/89718H	QP005164
Park Fees	302/89/89718H	QP005097
Park Fees	302/89/89718H	QP002114
Park Fees	302/89/89718H	QP004429