

JUL 09 2014

REPORT OF GENERAL MANAGER

NO. 14-192

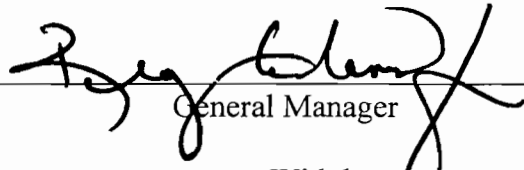
DATE July 9, 2014

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHATSWORTH PARK SOUTH – REMEDIAL ACTION PLAN (PRJ90007) PROJECT — APPROVAL OF FINAL PLANS

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved as amended

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the final plans for the Chatsworth Park South - Remedial Action Plan (PRJ90007) project, substantially in the form on file in the Board Office.

SUMMARY:

Chatsworth Park South is a 75-acre park located at 22360 Devonshire Street in the Chatsworth community of the City. On February 14, 2008, Chatsworth Park South was closed to the public due to the suspected lead and other contaminants from a former skeet and trap firing range that was part of the park property prior to acquisition by the Department of Recreation and Parks (RAP) in 1966. The contamination was subsequently substantiated by a required Preliminary Endangerment Assessment (PEA) performed by RAP under a Voluntary Cleanup Agreement (VCA) with the local office of the California Department of Toxic Substances Control (DTSC).

On June 5, 2013, the Board of Recreation and Park Commissioners (Board) approved the Preferred Alternative (Alternative 3) of the Chatsworth Park South Remedial Action Plan (Report No. 13-155). Alternative 3, the Capping Alternative, includes the capping of contaminated soil in place with an engineered cap.

Final plans have been completed and prepared for the project. The scope of work is for the remediation of the lead contamination and redevelopment of the park and recreational amenities on approximately twenty-one (21) acres of the park (remediation area). The plans include the demolition of the existing hardscapes and irrigation systems; grubbing of the existing terrain and removal of tree stumps; grading and construction of a one-foot engineered remedial cap, four (4) detention basins, and interconnecting bioswales; removal of lead pellets and surficial soil within one inch to three inches of existing terrain by vacuum and handpicking in the rocky outcropping of the remedial area; perimeter fencing; landscaping and irrigation; and various standard park amenities.

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The final design for the park is illustrated on Exhibit A. RAP contract vendors will construct the project.

The Proposition K scope of work in the ballot measure is for outdoor park development and parking lot improvements. The specific Proposition K scope of work in this project includes providing decomposed granite trail loops, grass / meadow area, and resurfacing of the existing parking lot.

There is approximately \$6,000,000.00 in various City and RAP funds which have been earmarked for the project, including the City General Fund (Capital Improvement Expenditure Program - CIEP), Proposition K, Sites and Facilities, and Quimby. The current cost estimate for completing the project is \$7,225,000.00. Staff anticipates that additional funds may need to be identified to complete the project scope depending on bids received from RAP vendors.

<u>Funding Source</u>	<u>Fund/Dept./Acct. No.</u>
Proposition K specified, inflation & interest	To Be Determined
City General Fund - CIEP	To Be Determined
Sites & Facilities	To Be Determined
Quimby	To Be Determined
RAP Departmental Funds	To Be Determined

Staff has determined that the subject project was previously evaluated for environmental impacts (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:

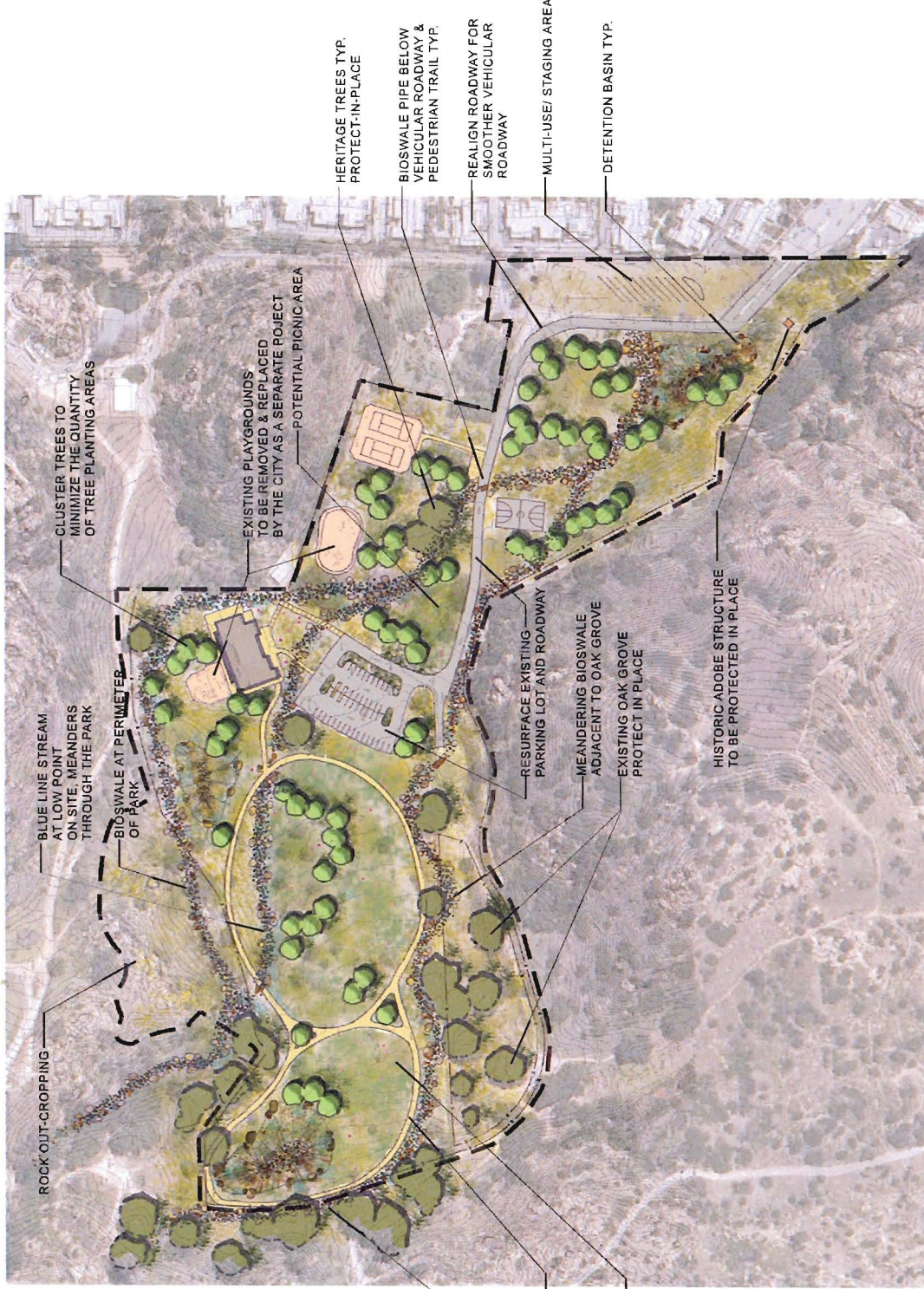
The approval and execution of the final plans for the project may have an impact on RAP's General Fund. The estimated costs for the implementation of the proposed park improvements and remediation of the site could require additional funding from RAP's General Fund to meet anticipated shortfalls. In addition, there is a fiscal impact to RAP for the maintenance of the subject project. It is currently estimated that remedial cap maintenance costs will be at least \$10,000.00 annually in addition to general park maintenance. Once the project is completed, operational maintenance cost will be determined. Upon project completion, a request for funding will be submitted in future RAP annual budget requests.

This report was prepared by Paul Davis, Environmental Specialist III, Planning, Construction, and Maintenance Branch.

Exhibit A

OPPORTUNITIES

1. ENCAPSULATE CONTAMINATED SOIL ON SITE ELIMINATING RISK OF EXPOSURE
2. PROTECT-IN-PLACE HERITAGE TREES
3. REPLACE DEAD & DECLINING TREES THAT ARE A FIRE HAZARD
4. INCREASE THE USE OF NATIVE & DROUGHT TOLERANT PLANTS REDUCING WATER REQUIREMENTS
5. INCORPORATE BIOSWALES & DETENTION BASINS INTO DESIGN TO MEET STORMWATER MANAGEMENT REQUIREMENTS
6. REPLACE OBSOLETE IRRIGATION SYSTEM WITH A WATER-EFFICIENT SYSTEM THAT IS COST EFFECTIVE
7. PROVIDE TRAIL SYSTEM WITH ADA ACCESS



SCHEMATIC DESIGN
CHATSWORTH PARK, CITY OF LOS ANGELES



915 WILSHIRE BLVD, SUITE 700
LOS ANGELES, CA 90017