Meeting Date: July 18, 2006

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	x Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

Prepared By: Cynthia Daniels, AICP _____ Agenda Item No. O-1

Reviewed By: City Manager _____ City Attorney *Gillig & Holmberg* _____ Finance _____ Other _____

DATE: July 7, 2006

TO: City Council

FROM: Lou Bakatrama, City Engineer
Public Works Department

SUBJECT: **College Park Master Site Plan and Agreement with RJM Design Group, Inc. for Design and Engineering of College Park at 3250 South Rose Avenue**

RECOMMENDATION

That City Council:

1. Adopt a resolution approving the College Park Master Site Plan, adopting a statement of findings, and adopting the mitigation monitoring program for the 75-acre regional park located at the southeast corner of Rose Avenue and Channel Islands Boulevard.

2. Approve and authorize the Mayor to execute an agreement with RJM Design Group, Inc. (RJM) in the amount of $1,879,900 for design and engineering of College Park (Agreement No. A-6692).

DISCUSSION

Background. City Council adopted Resolution No. 13,011 certifying the environmental impact report (EIR) for the College Park Master Plan on February 14, 2006. The final EIR was completed in December 2005. The City Council reviewed the College Park Master Site Plan and approved the design on November 19, 2002. The City Council approved a revised design for the College Park Master Plan on November 16, 2004.

2020 General Plan Conformance. The *2020 General Plan* identifies College Park (also called College Regional Park in the *General Plan*) as a community park intended to provide a diverse recreational environment to meet the needs of several surrounding neighborhoods. Both active and passive recreation activities are provided in College Park, which may also serve as a neighborhood park to a surrounding neighborhood. College Park is intended to serve the south recreational planning area (RPA) that includes the residential areas in the southeast and south central communities of the City. The South RPA includes the neighborhoods of Blackstock, Bryce Canyon, Cypress, Pleasant Valley Estates, Pleasant Valley Villages, Redwood, Southwinds, College Estates, Diamond Bar,

surrounding neighborhood. College Park is intended to serve the South Recreational Planning Area (RPA) that includes the residential areas in the Southeast and South Central Communities of the City. The South RPA includes the neighborhoods of Blackstock, Bryce Canyon, Cypress, Pleasant Valley Estates, Pleasant Valley Villages, Redwood, Southwinds, College Estates, Diamond Bar, Lemonwood/Eastmont, Oxnard Pacific, College Park, Terrace Estates, Tierra Vista, Mar Vista, and Villa Capri. Approval of the project would conform to the *2020 General Plan.*

Approval of College Park Master Site Plan. The College Park Master Plan is actually a site plan with a legend describing the recreational activities within the 75-acre regional park at the southeast corner of Channel Islands Boulevard and Rose Avenue. The proposed City Council resolution identifies the findings required by the California Environmental Quality Act (CEQA) for the approval of a project along with the required mitigation monitoring program. The Master Plan includes parking, roadways, maintenance yard and building, restrooms, lighting, drinking fountains, irrigated landscaping, snack bar, restaurant, baseball fields, softball fields, soccer fields, volleyball court, basketball court, pedestrian and bicycle trail, dog parks, playgrounds, wetlands, indoor swimming pool, existing skate park, existing group picnic area, individual picnic areas, monument signage, a community center building with gymnasium, and a farm heritage park.

Consultant Services Agreement with RJM Design Group, Inc. RJM Design Group is a planning and landscape architecture firm from San Juan Capistrano. Staff issued a request for proposals for design, engineering, and construction management services for College Park in compliance with the City's purchasing ordinance and procedures on January 9, 2006. RJM Design Group was selected as the top-ranked firm. RJM's services do not include construction management because they did not propose those services.

RJM would provide design and engineering, and prepare the construction documents for the College Park. Their services would include coordination with Big League Dreams (BLD) in compliance with the City's agreements with BLD. RJM's proposed contract does not include the design of the community center with the gymnasium, swimming pool, or farm heritage park because these facilities are not included in the proposed design due to a lack of funding.

Project Budget Increase. The requested action would transfer a total of $2,100,000 into the project budget for consultant and staff costs, and contingencies.

FINANCIAL IMPACT

The not-to-exceed cost of the design and engineering services by RJM is $1,985,500. The special budget appropriation will appropriate $2,100,000 from the General Fund Operating Reserve to College Park SE-2 (Account No. 301-5723-826-8201 Project No. 055703). Future revenues from six State grants will provide up to $700,000 for design and engineering services, which may be used to reimburse the General Fund Operating Reserve. The total amount of future State grants is $5,213,566 (which includes the design and engineering services).

LB:CD

Attachment #1 - City Council Resolution
#2 - Agreement No. A-6692
#3 - College Park Master Site Plan

Note: The City Council Resolution, Agreement A-6692, and College Park Master Site Plan have been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday.