

# APPROVED

JAN 04 2024

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 24-008

**DATE** January 04, 2024

**C.D.** 10

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** SEOUL INTERNATIONAL PARK – SYNTHETIC FIELD REPLACEMENT – (PRJ21736) 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 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 \_\_\_\_\_ for\* C. Santo Domingo DF  
B. Jackson \_\_\_\_\_ N. Williams \_\_\_\_\_

General Manager

Approved   x  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Seoul International Park – Synthetic Field Replacement (PRJ21736) 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 a maximum of One Million, Two Hundred Two Thousand, Seven Hundred Twenty-One Dollars and Sixty-Five Cents (\$1,202,721.65) in Park Fees for the proposed Project;

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP000752
Park Fees	302/89/89718H	QP001072
Park Fees	302/89/89718H	QP002169
Park Fees	302/89/89718H	QP002063
Park Fees	302/89/89718H	QP002084
Park Fees	302/89/89718H	QP002261
Park Fees	302/89/89718H	QP002224

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP001829
Park Fees	302/89/89718H	QP002218
Park Fees	302/89/89718H	QP002327
Park Fees	302/89/89718H	QP002615

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 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 have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines, and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
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 a Notice of Exemption (NOE); and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Seoul International Park is located at 3250 San Marino Street in the Koreatown community of the City. This 3.47-acre park provides a ball diamond, play area, and gymnasium for the use of the surrounding community. Approximately, 26,969 city residents live within a one-half mile walking distance of Seoul International Park. Due to the facilities, features, programs, and services it provides, Seoul International 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:

- Demolish the existing field. The contractor must ensure no damage to the existing base with no driving on the base without turf under equipment tires. Field must be repurposed with no disposal in landfill.

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- Demolish existing area of DG indicated on the diagram. The approximate size of this area is 8,470 SF.
- Regrade area to ensure the existing base meets specifications requirements.
- Provide All-Weather turf system per specifications.
- Provide layout to match existing baseball layout and provide an in-laid soccer layout.
- Adjust any existing boxes and sports equipment to match new grade of pad and turf.

### PROJECT FUNDING

Upon approval of this Report, One Million, Two Hundred Two Thousand, Seven Hundred Twenty-One Dollars and Sixty-Five Cents (\$1,202,721.65) in Park Fees can be committed to the proposed 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:

<b>On-Call Contract</b>	<b>Contingency Amount</b>
Turf	\$240,000.00

The Park Fees were collected within five (5) miles of Seoul International 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

### FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Park Fees	302/89/89718H	\$1,202,721.65	100%
<b>Total</b>		<b>\$1,202,721.65</b>	<b>100%</b>

### PROJECT CONSTRUCTION

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

<b>Phase</b>	<b>Duration</b>
Pre-design	N/A
Design	N/A
Bid and Award	January 2024 – February 2024
Construction	February 2024 – August 2024
Post Construction	August 2024 – December 2024

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### TREES AND SHADE

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

### ENVIRONMENTAL IMPACT

The proposed Project consists of 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

According to the parcel profile report retrieved November 16, 2023, this area does not reside in a liquefaction or coastal zone, but is located in the methane zone and in the methane buffer zone. The construction of this Project will not create conditions that could lead to increased risk of exposure to methane, 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 November 16, 2023, 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 (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site, but has listed three sites near the Project area (within 1,000 feet). All three sites are school investigations and clean up. The California Department of Toxic Substances Control certified the clean-up of the Hobart Elementary School Addition and of the Los Angeles Primary Center #5, but has not yet certified the clean-up of the Hobart/Wilton primary school #4. None of these areas an environmental threat to the existing project, because excavation for the installation of the synthetic field has already occurred in the past and the current project does not include excavation of any type of material. 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 of Recreation and Park Commissioners' (Board) determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant Article 19, Section 15302 of California CEQA Guidelines and Article III, Section 1, Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk 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. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

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### STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** The replacement of the synthetic field at Seoul International Park will enhance the enjoyment and safety of residents using the field.

This Report was prepared by Robert Eastland, Management Assistant, Planning, Maintenance and Construction Branch.