

# APPROVED

REC 18 2021

## BOARD OF RECREATION AND PARK COMMISSIONERS

**BOARD REPORT**

**NO.** 24-023

**DATE** January 18, 2024

**C.D.** 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT:** BOYLE HEIGHTS SPORTS CENTER – SYNTHETIC FIELD REPLACEMENT – (PRJ21735) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301(c) [OPERATION, REPAIR, MAINTENANCE, PERMITTING, LEASING, LICENSING, OR MINOR ALTERATION OF EXISTING HIGHWAYS AND STREETS, SIDEWALKS, GUTTERS, BICYCLE AND PEDESTRIAN TRAILS, AND SIMILAR FACILITIES], SECTION 15301(h) [MAINTENANCE OF EXISTING LANDSCAPING, NATIVE GROWTH, AND WATER SUPPLY RESERVOIRS], 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] AND SECTION 15303(e) [INSTALLATION OF SMALL NEW EQUIPMENT SUCH AS ACCESSORY (APPURTENANT) STRUCTURES INCLUDING GARAGES, CARPORTS, PATIOS, SWIMMING POOLS, AND FENCES] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(3), CLASS 1(8), CLASS 2 AND CLASS 11(6) OF CITY CEQA GUIDELINES

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

General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Boyle Heights Sports Center – Synthetic Field Replacement (PRJ21735) 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 Three Million, Three Hundred Thirty-Six Thousand Dollars (\$3,336,000.00) 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	QP003356
Park Fees	302/89/89716H	QT074864
Park Fees	302/89/89718H	QP002044

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<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	302/89/89718H	QP003553
Park Fees	302/89/89718H	QP003718
Park Fees	302/89/89718H	QP003756
Park Fees	302/89/89716H	QT074197
Park Fees	302/89/89718H	QP003739
Park Fees	302/89/89718H	QP003553

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 15301(c) [Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities], Section 15301(h) [Maintenance of existing landscaping, native growth, and water supply reservoirs], 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] and Section 15303(e) [Installation of small new equipment such as accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences] of California CEQA Guidelines and Article III, Section 1, Class 1(3), Class 1(8), Class 2 and Class 11(6) 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

Boyle Heights Sports Center is located 933 South Mott Street in the Boyle Heights community of the City. This 8.48-acre facility provides multipurpose synthetic turf fields, a play area, a community center, a gymnasium and basketball courts for the surrounding community. Approximately 7,180 City residents live within a one-half mile walking distance of Boyle Heights Sports Center. Due to the facilities, features, programs, and services it provides, Boyle Heights Sports Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The scope of work of the proposed Project includes the following:

- **Playground:** Demolish the existing playground and install Little Tikes/Playpower Playground. The new playground will be installed on existing footprint of the current playground.
- **Outdoor Basketball Court:** Remove and replace existing asphalt basketball court with new 4" asphalt, and install new striping, backboards and rims.
- **Service Road:** Demolish and remove and replace new 4" asphalt service road.
- **Synthetic Field:** Demolish, remove and replace with new synthetic field. Current natural baseball field will be replaced with new synthetic field.
- **Baseball Field Fencing/Backstops/Dugouts:** Demolish, remove and replace all baseball fence lines (1<sup>st</sup> and 3<sup>rd</sup> baselines), backstop and dugouts with new chain-link mesh. Remove all rusted fence posts and replace with new ones. All existing poles shall be painted to match new galvanized color fence mesh. All dugouts shall have new vinyl slats on roof and back fence of dugouts.
- **New Hydration Stations:** Demolish, remove and replace two (2) drinking fountains and sumps by the basketball courts and playground areas.
- **Tree Pruning:** Trimming and pruning of various trees in close proximity of the field.

PROJECT FUNDING

Upon approval of this Report, Three Million, Three Hundred Thirty-Six Thousand Dollars (\$3,336,000.00) 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>
Park Facility Construction	\$465,000.00
Tree Pruning and Removal	\$5,000.00
Playground Construction	\$100,000.00

The Park Fees were collected within five (5) miles of Boyle Heights Sports Center, 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	\$3,264,024.70	98%
Park Fees	302/89/89716H	\$71,975.30	2%
<b>Total</b>		<b>\$3,336,000.00</b>	<b>100%</b>

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PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project. See below the 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 – September 2024
Post Construction	September 2024 – December 2024

TREES AND SHADE

The proposed Project will include trimming and pruning trees in close proximity to the field at Boyle Heights Sports Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of the repairs of existing streets, maintenance of existing landscaping, 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 and placement of accessory structures.

According to the parcel profile report retrieved on December 11, 2023, the construction of this Project is not in a liquefaction zone and the construction of this Project will not create conditions that could expose patrons of the park to increased risk of liquefaction. This site is not within a coastal or methane 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 December 11, 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 (SWRCB) (Geotracker at [www.geotracker.waterboards.ca.gov](http://www.geotracker.waterboards.ca.gov)) have listed Case 19000004; Case T0603700669, RB Case #: 900230189; and Case T0603700674, RB Case #: 900230234 within 1,000 feet of the Project area. The first case is for potential soil contaminants in a school site. The California Department of Toxic Substances Control (DTSC) not yet acted on it, in accordance with an Environmental Oversight Agreement with the Los Angeles Unified School District (LAUSD) of February 10, 2000 and has remained inactive as of May 30, 2000. The last two cases were for leaking underground storage tanks, one being closed as of November 4, 1998 and the other being remediated, monitored, and closed by October 21, 2009. These cases are not listed in the hazardous materials release sites, pursuant to 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. The proposed Project is not in an area that would affect a historic or cultural monument.

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Based on 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 to Article 19, Section 15301(c), 15301(h), Section 15302, and Section 15303(e) of California CEQA Guidelines, and Article III, Section 1, Class 1(3), Class 1(8), Class 2, and Class 11(6) of City CEQA Guidelines. RAP Staff will file a Notice of Exemption with the Los Angeles County Clerk upon the 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.

### 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 and other improvements at Boyle Heights Sports Center will enhance the enjoyment and safety of residents.

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

### LIST OF ATTACHMENTS

- 1) Attachment 1 – Aerial Map

## Boyle Heights Sports Center



11/21/2021