

APPROVED

FEB 01 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-035

DATE February 01, 2024

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK – SYNTHETIC FIELD RENOVATION (PRJ21753) PROJECT – COMMITMENT OF PARK FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301 [REPAIR, MAINTENANCE, PERMITTING, LEASING, LICENSING, OR MINOR ALTERATION OF EXISTING PUBLIC OR PRIVATE STRUCTURES, FACILITIES, MECHANICAL EQUIPMENT, OR TOPOGRAPHICAL FEATURES, INVOLVING NEGLIGIBLE OR NO EXPANSION OF EXISTING OR FORMER USE], 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 15304(a) [GRADING ON LAND WITH A SLOPE OF LESS THAN 10 PERCENT] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1, CLASS 2 AND CLASS 4(1) OF CITY CEQA GUIDELINES;

B. Aguirre _____ for M. Rudnick _____
B. Jones _____ * 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Approved X Disapproved _____ Withdrawn _____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 Lafayette Park – Synthetic Field Renovation (PRJ21753) 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 Hundred Fifty Thousand Dollars (\$350,000.00) in Park Fees for the proposed Project;

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees | 302/89/89716H | QT074563 |
| Park Fees | 302/89/89716H | QT073929 |
| Park Fees | 302/89/89716H | QT073995 |
| Park Fees | 302/89/89716H | QT074228 |
| Park Fees | 302/89/89716H | QT082514 |

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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 15301 [Repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use], 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 15304(a) [Grading on land with a slope of less than 10 percent] of California CEQA Guidelines and Article III, Section 1, Class 1, Class 2 and Class 4(1) 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 an NOE; and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Lafayette Park is located at 625 South Lafayette Park Place in the Westlake area of the City. This 9.72-acre facility provides a variety of services and programs to the community, including baseball, basketball, soccer, gymnasium and community center, a synthetic turf field, and a skate park. Approximately 32,020 City residents live within a one-half mile walking distance of Lafayette Park. Due to the size of the park, and the facilities, features, and services it provides, Lafayette 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.
- Regrade area to ensure the existing base meets specifications requirements.
- Provide All-Weather turf system per specifications.
- Provide layout to match existing soccer layout.
- Adjust any existing boxes and sports equipment to match new grade of pad and turf.

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PROJECT FUNDING

Upon approval of this Report, Three Hundred Fifty Thousand Dollars (\$350,000.00) 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:

| On-Call Contract | Contingency Amount |
|-------------------------|---------------------------|
| Turf Construction | \$ 45,000.00 |

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

| Source | Fund/Dept/Acct | Amount | Percentage |
|---------------|-----------------------|---------------------|-------------------|
| Park Fees | 302/89/89716H | \$350,000.00 | 100% |
| Total | | \$350,000.00 | 100% |

PROJECT CONSTRUCTION

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

| Phase | Duration |
|-------------------|------------------------------|
| Predesign | N/A |
| Design | N/A |
| Bid and Award | January 2024 – February 2024 |
| Construction | February 2024 – August 2024 |
| Post Construction | August 2024 – December 2024 |

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of minor repairs to an existing public facility with limited or no expansion of use, 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 grading on land with a slope of less than 10 percent.

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According to the parcel profile report retrieved January 11, 2024, this area does not reside in a liquefaction or coastal zone. The site is within a methane zone, but the excavation required for the expected grading is very shallow and will not pose methane seepage risks. Therefore, 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 January 11, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at 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. They list five (5) leaking underground storage tanks (LUST) near the Project area (within 1,000 feet). RB case # 900180025, a former gas station and car mechanics, has been remediated and monitored for a long time. The Regional Water Quality Control closed the case in 2011. RB Case # 900100089 was remediated and closed in 2006, RB Case # 900100061 was closed with no further action in 1997, and RB Case # 900570225 was closed with no further action in 2004. RB Case 900570261 was partially remediated and the Regional Water Quality Control Board concluded that it does not constitute a risk for local residents in 2023. 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 located in proximity of the Felipe de Neve Library, a City of Los Angeles Historic-Cultural Monument (HCM#) by the Los Angeles Cultural Heritage Commission in January 1989 and was listed in the National Register of Historic Places with a number of other LA libraries (NRHP ID 87001008). The proposed Project will not cause a substantial adverse change in the significance of this historical resource.

Based in this information, staff recommends that the Board of Recreation and Park Commissioner' (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, Section 15302 and Section 15304(a) of California CEQA Guidelines and Article III, Section 1, Class 1, Class 2 and Class 4(1) 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.

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

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

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