

BOARD REPORT

NO. 24-007

DATE January 04, 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(d) [RESTORATION AND REHABILITATION OF DETERIORATED OR DAMAGED STRUCTURES, FACILITIES, OR MECHANICAL EQUIPMENT TO MEET CURRENT STANDARDS OF PUBLIC HEALTH AND SAFETY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1) OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for *C. Santo Domingo DF
B. Jackson _____ N. Williams _____



General Manager

Approved _____ Disapproved _____ Withdrawn X

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 Four Hundred Thousand, Nine Hundred Seventeen Dollars and Five Cents (\$400,917.05) 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
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;

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5. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(d) [Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood] California CEQA Guidelines and Article III, Section 1, Class 1(1) of City CEQA Guidelines, and direct 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.

PROJECT SCOPE

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

- 1) 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.
- 2) Regrade area to ensure the existing base meets specifications requirements.
- 3) Regrade and supply additional infill material for the skinned baseball area.
- 4) Provide new shim board or regard edging to receive new pad system and turf system.
- 5) Provide All-Weather turf system per specifications.
- 6) Provide layout to match existing – 2 small sided soccer fields, within 1 large field. (baseball outfield grass).
- 7) Adjust any existing boxes and sports equipment to match new grade of pad and turf.

PROJECT FUNDING

Upon approval of this Report, Four Hundred Thousand, Nine Hundred Seventeen Dollars and Five Cents (\$400,917.05) in Park Fees can be committed to the proposed Project, which is the total budget including the budget contingency amount set forth below.

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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
Park Facility Construction	\$80,000.00

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

Source	Fund/Dept/Acct	Amount	Percentage
Park Fees	302/89/89718H	\$337,677.45	84%
Park Fees	302/89/89716H	\$63,239.60	16%
Total		\$400,917.05	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Predesign	N/A
Design	N/A
Bid and Award	January 2024 – February 2024
Construction	February 2024 – March 2024
Post Construction	March 2024 – June 2024

TREES AND SHADE

The proposed Project will have no impact on the existing trees and shade at Boyle Heights Sports Center.

ENVIRONMENTAL IMPACT

The proposed Project consists of the restoration of an existing field.

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,

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the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWRCB) (Geotracker at 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.

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(d) of California CEQA Guidelines and Article III, Section 1, Class 1(1) 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 at Boyle Heights Sports Center 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.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Aerial Map

Boyle Heights Sports Center



11/21/2021