

APPROVED

Feb 06 2025

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 25-015

DATE February 06, 2025

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LOREN MILLER RECREATION CENTER – SYNTHETIC FIELD RENOVATION (PRJ21829) 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 _____ for M. Rudnick _____
B. Jones _____ *C. Santo Domingo DF
C. Stoneham _____ N. Williams _____

General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and the total budget of the Loren Miller Recreation Center – Synthetic Field Renovation (PRJ21829) 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 shown in Attachment 2, a maximum of \$365,215.27 in Park Fees for the proposed Project;
3. Approve the Project to be bid and constructed through the 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 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,

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Class 2 of City CEQA Guidelines as well as to direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the Governor's Office of Land Use and Climate Innovation;

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

Loren Miller Recreation Center is located at 2717 Halldale Avenue in the Adams-Normandie community of the City. This 2.42 acre facility provides a recreation center, basketball and tennis courts, children's play areas, a walking track, and child care center for the use of the surrounding community. Due to the facilities, features, and programs, and services it provides, Loren Miller Recreation 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:

- Removal of existing synthetic turf.
- Regrading of existing rock base in preparation of shock pad.
- Provide turf roll and super sack of infill material for both fields.
- Adjustment of all existing utility boxes to meet finish surface.
- Procurement and construction of geotextile fabric.
- Installation of zeolite infill-only.

It should be noted that on September 17, 2024 the City Council approved a motion relative to the potential health and environmental risks from polyfluoroalkyl substances (PFAS) and other contaminants, the transition away from use of synthetic turf or artificial grass, transition towards California drought-friendly landscaping, and related matters (Council File: 24-0602). The motion had a number of instructions, including (1) instructing the Chief Legislative Analyst (CLA), in coordination with various City Department, to report to Council on a myriad of policy items related to synthetic turf, field maintenance, and best practices; (2) instructing RAP to work on a study on the maintenance costs needed to keep active recreation fields in good condition; (3) instructing the City Administrative Officer (CAO) and RAP to find money for the aforementioned study; (4) instructing the Bureau of Sanitation (LASAN) to report on the environmental and financial impacts associated with the processing of synthetic grass waste; and (5) instructing various Departments to work with the CLA with respect to the artificial turf policy, with regard to the City's tree canopy and soil health. RAP will be working in collaboration with other City Department to respond to the various instructions described above.

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PROJECT FUNDING

Upon approval of this Report, \$365,215.27 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	\$73,043.05

The Park Fees were collected within five miles of Loren Miller Recreation 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	\$365,215.27	100%
Total		\$365,215.27	100%

PROJECT CONSTRUCTION

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

Phase	Duration
Pre-design	N/A
Design	N/A
Bid and Award	March 2024 – February 2025
Construction	February 2025 – August 2025
Post Construction	June 2025 – October 2025

TREES AND SHADE

The proposed Project will have no impact on the existing trees and shade at Loren Miller Recreation Center.

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 on January 16, 2025, 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

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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 16, 2025, 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 not listed the project area or other cases within 1,000 feet of the Project area. According to the Caltrans Scenic Highway Map, there is no scenic highway located within—or adjacent to—the Project area. The proposed Project is not in an area that would affect a historic or cultural monument. There will be two concurrent projects at the same facility, each in separate areas with unique access points to avoid overlap.

Based on this information, staff recommends that the Board of Recreation and Park Commissioners (Board) determines that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to 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 and the Governor's Office of Land Use and Climate Innovation 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.

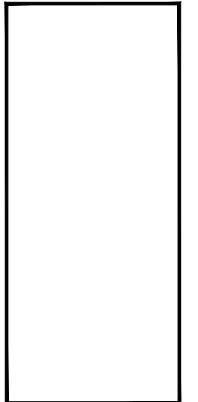
This Report was prepared by Nicolas Caulfield, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 – Rendering of Proposed Project
- 2) Attachment 2 – Project Work Order List



STRIPING LAYOUT
SCALE: 1" = 15'-0"



Project Name:
Loren Miller Recreation Center
2717 S Halldale Ave.
Los Angeles, CA 90018

Sheet Title:
**COLOR
RENDERING**

Date: 4/23/2024
Drawn By: JU
Project No: -
Scale: AS SHOWN
Issue: Review
Sheet Number: 1

ATTACHMENT 2 - Project Work Order List

Loren Miller Recreation Center – Synthetic Field Renovation (PRJ21829) Project

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>WORK ORDER NO.</u>
Park Fees	89718H	QP000935
Park Fees	89718H	QP003489
Park Fees	89718H	QP003497
Park Fees	89718H	QP004202
Park Fees	89718H	QP003812
Park Fees	89718H	QP004052
Park Fees	89718H	QP004138
Park Fees	89718H	QP004026
Park Fees	89718H	QP002541
Park Fees	89718H	QP003562
Park Fees	89718H	QP003707
Park Fees	89718H	QP003591
Park Fees	89718H	QP003576
Park Fees	89718H	QP003849
Park Fees	89718H	QP003593
Park Fees	89718H	QP003906
Park Fees	89718H	QP004186
Park Fees	89718H	QP004192
Park Fees	89718H	QP003859
Park Fees	89718H	QP003720
Park Fees	89718H	QP004100
Park Fees	89718H	QP004173