

APPROVED

July 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-161

DATE July 18, 2024

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GLASSELL RECREATION CENTER – SYNTHETIC FIELD RENOVATION (PRJ21785) PROJECT – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301 [OPERATION, 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] AND 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 WILL HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, SECTION 1, CLASS 1(1) AND CLASS 2 OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for * 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Approved X Disapproved _____ Withdrawn _____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 Glassell Recreation Center – Synthetic Field Renovation (PRJ21785) Project (Project), as described in the Summary of this Report;
2. Approve the Project to be bid and constructed through the Department of Recreation and Parks (RAP) list of pre-qualified on-call contractors;
3. 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;
4. Determine that the proposed Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 [Operation, 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

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[Replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity] of California CEQA Guidelines and Article III, Section 1, Class 1(1) and Class 2 of City CEQA Guidelines and direct staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk and the California Office of Planning and Research;

- 5. 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,
- 6. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Glassell Recreation Center is located at 3650 Verdugo Road in the Glassell Park community of the City. This 12.69-acre facility provides a recreation center, swimming pool, baseball diamonds, a synthetic soccer field, tennis courts, and basketball courts for the surrounding community. Approximately 4,827 City residents live within a one-half mile walking distance of Glassell Recreation Center.

PROJECT SCOPE

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

- Demolish the existing field and removal of existing synthetic turf.
- Installation of new synthetic field.

PROJECT FUNDING

The 2021-22 Adopted Budget included \$75,000,000.00 in the Unappropriated Balance for RAP to make capital improvements at City parks and facilities (Council File No. 21-0935). In response, RAP developed a capital improvement plan to utilize the \$75,000,000.00 in funds to complete various park projects citywide. This Project is one of the park projects that RAP has identified for the use of these funds.

The total amount of funding available for the Project is \$800,000.00, which is the total budget inclusive of 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	\$160,000.00

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FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
Deferred Maintenance	302/89/89727H	\$800,000.00	100%
Total		\$800,000.00	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	July 2024 – September 2024
Construction	September 2024 – March 2025
Post Construction	April 2025 – August 2025

TREES AND SHADE

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

ENVIRONMENTAL IMPACT

The proposed Project consists of the replacement of the existing synthetic turf on a soccer field with newer synthetic turf. Since the Project does not change the nature of the existing structures, no environmental impact is expected. The Project consists of repair of existing facilities involving negligible or no expansion of existing or former use and 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.

According to the parcel profile report retrieved on July 2, 2024, this area resides in a liquefaction zone. The replacement of the existing synthetic turf will not create conditions that could lead to liquefaction. This site is not within a coastal, methane, or historic zone, so 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 July 2, 2024, 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 <https://geotracker.waterboards.ca.gov/>) have not listed the Project site but have listed RB Case # 900650143 within 1000 feet of the Project area. The case consists of a leaking underground storage tank that the Regional Water Board closed in 1996. 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.

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Based in this information, RAP 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 15301 and Section 15302 of California CEQA Guidelines as well as to Article III, Section 1, Class 1(1) and Class 2 of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk and the California Office of Planning and Research upon Board's approval.

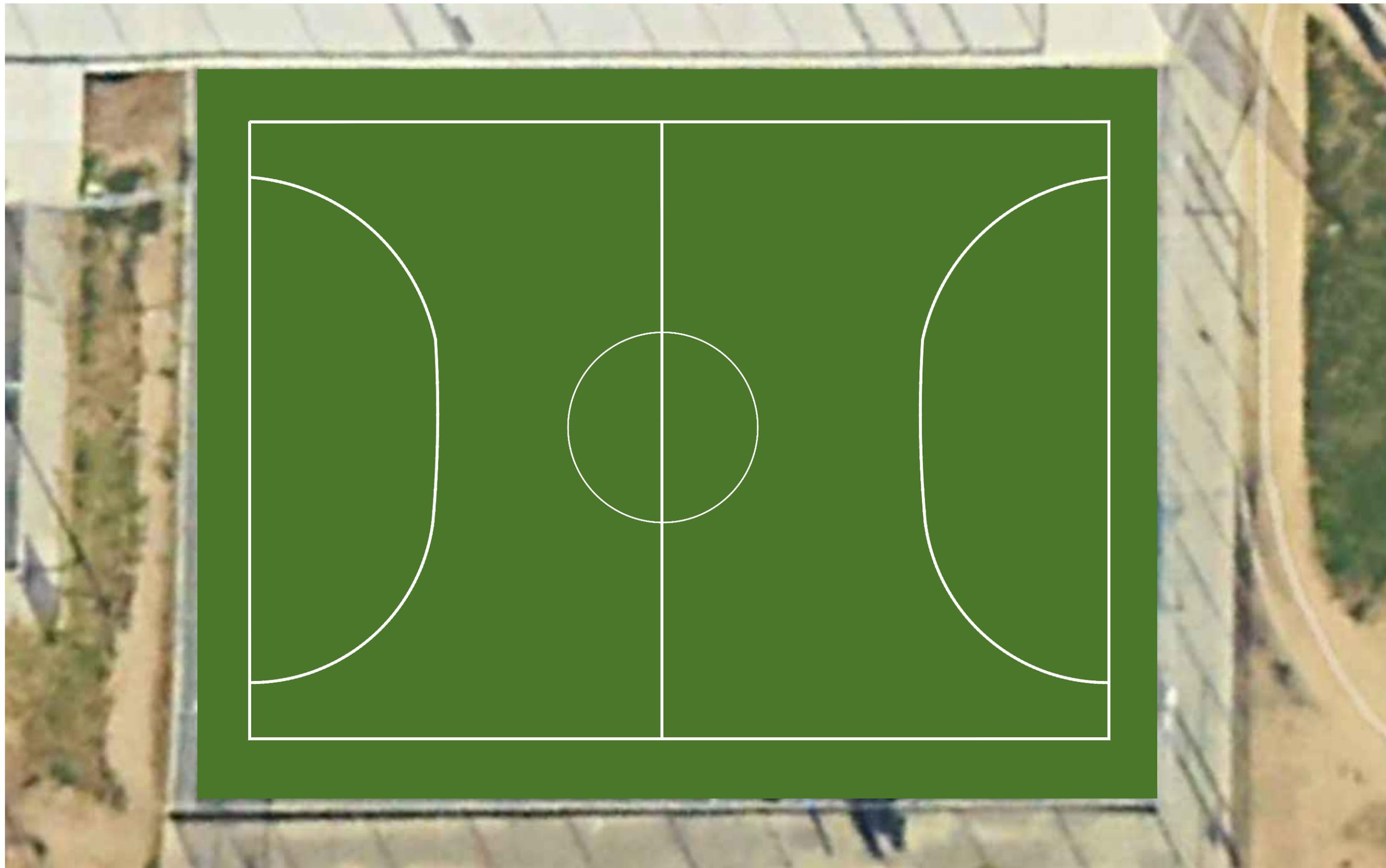
FISCAL IMPACT

The approval of this Project 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 Deferred Maintenance, or funding sources other than RAP's General Fund.

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

LIST OF ATTACHMENTS

- 1) Attachment 1 – Rendering of Proposed Project



STRIPING LAYOUT
SCALE: 1" = 10'-0"

Project Name:
Glassell Park Recreation Center
3704 Verdugo Road Los Angeles, CA
90065

Sheet Title:
**COLOR
RENDERING**

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

Sheet Number:
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